

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1, Carlton Road, Ashford, Kent TN23 1DP

W3W
flows.tell.rigid



Preliminary Details



**FORMER BUILDERS MERCHANTS
LOCATED ON BUSY WELL-ESTABLISHED ESTATE**

TO LET

- Adjoining Showroom/Warehouse Area 18,600 sq.ft.
- Independant Store building 3,300 sq.ft.
- Yard Area 30,000 sq.ft.
- Available Q2 2025
- Undergoing Refurbishment

Rent Sought: £210,000 Per Annum + VAT.

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This site is located on the western side of Carlton Road, just south of its junction with the A28 Chart Road approximately ¾ mile south-west of junction 9 of the M20 motorway.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This site of approximately 1.25-acre is comprised into one large seven-bay warehouse of concrete portal frame construction totalling 18,500 sq.ft alongside an additional free standing store building of 3,500 sq.ft, the surrounding perimeter road and yard area offers some 30,000 sq.ft. The site is securely fenced and has previously been occupied for many years by one of the largest British general builders' merchants Jewson's. It is currently undergoing refurbishment and will be complete by Easter 2025 (Q2).

ACCOMMODATION

Plot:	1.21 Acres
Yard Area:	30,932 sq.ft.
Showroom:	5,225 sq.ft
Warehouse:	13,400 sq.ft
Store Building:	<u>3,347 sq.ft</u>
Total:	21,969 sq.ft



Store Building

SERVICES

We believe that all main services are connected to the site.

BUSINESS RATES

The premises have a rateable value of £143,000 - The Uniform Standard Business Rate Multiplier For 2024/25 is 54.6p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £210,000 Per Annum + VAT.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 80 (Band D).

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.