

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Unit J1, Dencora Way, Leacon Road  
Ashford, Kent TN23 4FH

W3W: [danger.bulb.mercy](http://danger.bulb.mercy)



## MODERN INDUSTRIAL WORKSHOP/WAREHOUSE WITH SECURE YARD TO LET

- Circa 18,945 sq.ft. Ground Floor + 1,296 sq.ft. 1<sup>st</sup> Floor office
- Good eaves height
- Large, secure yard
- Immediate Availability

**Rent Sought: £236,500 per annum plus VAT.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

Dencora Way is located on the southern side of Leacon Road which has now been extended to become the new Victoria Way link road, joining Brookfield Road and the A28 Chart Road roundabout to the west and Station Road in the town centre to the east. This is a thriving and modern industrial area with easy access to the M20 motorway, the town centre and mainline railway station.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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 stand alone steel portal frame unit provides a little under 19,000 sq.ft. of accommodation, benefiting from an eaves height of nearly 20 feet. It has insulated up-and-over doors and first floor office accommodation of 1,296 sq.ft. as well as kitchen/staff area and WC facilities. Externally there is a large secure yard laid to concrete for loading/unloading and car parking. A further yard area of a little over 6,000 sq.ft. is also available if required.

## ACCOMMODATION

(Approx)

**Ground Floor** Workshop/Warehouse: 18,945 sq.ft.

**First Floor** Office Area: 1,296 sq.ft.

## SERVICES

Mains water and 3-phase electricity are connected to the premises.

## BUSINESS RATES

The premises are assessed with a rateable value of £154,000.

The uniform business rate multiplier for the year 2025/26 is 54.6p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £236,500 per annum plus VAT is being sought.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an energy efficiency rating of 68 (Band C).

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 or Caxtons: 01227 788088

**NOTE:** We are also marketing the adjoining building, Unit 1 Stag Park, and this could be combined with Unit J1 to provide a total area of some 31,745 sq.ft. on a total site area of just over 2¼ acres. Please ask for further details.

