

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

Unit 17 Heron Business Centre,  
Henwood Industrial Estate, Ashford, Kent TN24 8DH

**W3W**

[burns.snake.renew](https://burns.snake.renew)



**MODERN BUSINESS UNIT ON ESTABLISHED ESTATE CLOSE TO M20**

**TO LET**

- 1,949 sq. ft.
- 4 car parking spaces
- 14'7" high up-and-over door
- Available mid-July 2025

**Rent: £23,000 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

The Heron Business Centre is located on the busy and well-established Henwood Industrial Estate, just a mile from Ashford town centre and with easy access to Junction 10 of the M20 motorway which passes through the town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

## DESCRIPTION

This end-terraced, steel framed unit of mono-pitch design has full-height insulated profiled cladding to elevations, with similar finish to the roof with skylights. The minimum eaves height internally is some 17'1" rising to a maximum of 20'1". The up-and-over insulated panel door is some 9'10" wide by 14'7" high. There is a separate personnel door with secure external cage door. The unit benefits from a concrete floor, WC facilities and a 3-phase electrical supply. No motor trade uses are permitted on the estate.

## ACCOMMODATION

Ground Floor 1,949 sq. ft.

## SERVICES

Mains services including a 3-phase (100-amp per phase) electricity supply are connected to the premises along with water, drainage and gas.

## ENERGY PERFORMANCE CERTIFICATE

This unit is assessed as having an energy performance rating of 114 (Band E). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## BUSINESS RATES

The premises have a Rateable Value of £16,000. The uniform business rate multiplier for the year 2025/26 is 49.9p. Small Business Rate relief may be available, depending on occupier status.

## TERMS

A new fully repairing and insuring lease available on terms by agreement at a commencing rent of £23,000 per annum plus VAT.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## 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.

