

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

Unit 20, Connect 10, Foster Road  
Sevington, Ashford, Kent TN24 0FE

W3W: [laser.charmingly.bunch](https://www.laser.charmingly.bunch)



## MID-TERRACED MODERN WORKSHOP/WAREHOUSE

### INVESTMENT FOR SALE

- Close to Junctions 10/10A of the M20
- Circa 1,600 sq.ft. workshop/warehouse
- Circa 800 sq.ft. light mezzanine storage/office
- 30 Kn/m<sup>2</sup> ground floor loading
- 3-Phase electricity
- Rental income £18,000 per annum

**Price Sought: Offers in the region of £275,000 plus VAT.**

STAFFORD PERKINS

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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 Connect 10 scheme is located on the southern side of Foster Road, just west of its junction with Barrey Road on the Sevington Business Park approximately a mile south of Junctions 10 & 10A of the M20 motorway on the edge of Ashford. 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

Unit 20 is end terraced within a parade of similar units within the centre of the Connect 10 scheme. It provides a little under 1,600 sq.ft. of workshop/warehouse accommodation within which various laboratories and offices have been constructed totalling nearly 800 sq. ft. with light mezzanine storage over, accessed by two timber staircases. Additionally, there are WC facilities within the ground floor as well. The unit is effectively mono pitched having a minimum eaves height of some 19 ft. 6" rising to a maximum of some 26 ft. 5". It benefits from skylights within the roof as well as mercury flood lights. The unit has electrically operated up and over panel door, some 10 ft. 3" wide by 13 ft. 5" high in addition to a separate personnel door and external fire escape. The power floated concrete floor has a loading capacity of 30 Kn/m2 whilst externally there are 2/3 car parking spaces

## ACCOMMODATION

Workshop/Warehouse:	1,597 sq.ft.
Light storage over	798 sq.ft.

## SERVICES

Mains water, gas and a 3-phase electricity (100amps per phase) are connected to the premises.

## TENURE

The property is held freehold subject to a 5 year lease which commenced on 1<sup>st</sup> March 2024, which is excluded from the 1954 Act at a passing rent of £18,000 pa with no review, the tenant being Holmes Analytical (Kent) Ltd.

## BUSINESS RATES

The property is described as 'workshop and premises' and has a Rateable Value of £16,500. The uniform business rate multiplier for the year 2024/25 is 49.9p.

## TERMS

The freehold interest of the property subject to the aforementioned lease is available for which offers in the region of £275,000 plus VAT are being sought.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have a Band rating D (87 points). Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

**VIEWING** Strictly by appointment through Stafford Perkins. Tel: 01233 613900

