

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 1 & 2, Hendon Barn
Shadoxhurst Road, Woodchurch,
Ashford, Kent TN26 3QP

W3W: playroom.beast.shun



RURALLY LOCATED WORKSHOP/WAREHOUSE ACCOMMODATION WITH OFFICES

TO LET

- Workshop/warehouse accommodation 7,500 sq. ft.
- Office accommodation 1,200 sq. ft.
- Generous concrete hardstanding
- Available as a whole or can split
- New lease available

Rent Sought: £60,000 per annum

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

Units 1 & 2 Hendon Barn are located on the southern side of Redbrook Street, midway between its junctions with Bethersden Road and Shadoxhurst Road approximately 7 miles south-west of Ashford town centre and some 5 miles north-east of Tenterden.

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

These premises of steel portal frame construction comprise a main workshop of some 6,000 sq. ft. having an eaves height of some 14 ft. 6" rising to an apex of 22 ft. It has the benefit of a roller shutter door to the front side elevation (18 ft. wide x 14 ft. 9" high) and a further one to the rear (13 ft. x 16 ft. 10") The unit has the benefit of a Powrmatic oil fired space heater, a concrete floor, skylights within the roof and High Bay LED lights. The mid workshop is of similar construction and provides a little under 1,600 sq. ft. of accommodation, and having a lower eaves height is currently used for retail sales and office accommodation. There is a separate office building, again mid-terraced providing in total a little over 1,200 sq. ft. of office accommodation in three main areas, along with rear kitchen and WC facilities. Externally to the rear of the site is an area of concrete hardstanding of a little over 1,000 sq. ft. some consolidated road planings for about 2,000 sq. ft. whilst to the front is over 4,000 sq. ft. of concrete hardstanding. The units are within a shared yard, having well secured perimeter and security gate. There is an inventory of items available from the outgoing tenants, to include space heaters, burglar alarms and the like, further details from the agents.

ACCOMMODATION

Main Workshop/Warehouse:	5,975 sq.ft.
Mid Workshop/Warehouse	1,564 sq.ft.
Office Building	1,220 sq.ft.
Total	8,759 sq.ft.

SERVICES

3-phase electricity and water are connected to the premises. Drainage is to a private septic tank system.

BUSINESS RATES

To be confirmed.

TERMS

The premises are available immediately by way of a new FRI lease, the terms of which are negotiable, with a rent of £60,000 per annum being sought. It is not believed that VAT is applicable to the rent.

LEGAL COSTS

At the current time the landlord is not liable for any legal costs and accordingly an in-coming tenant and the existing tenant would be responsible for the cost of the landlord's legal fees in this matter between them.

ENERGY PERFORMANCE CERTIFICATE

The premises currently have an EPC of "C" (74). Full Certificate and Report can be viewed <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 tenant's

