



Unit J1 Dencora Way

Leacon Road, Ashford, Kent TN24 4FH

TO LET



- Detached modern and refurbished building on 0.63 hectare site
- Large secured yard plus additional secured yard of 570 sq m if required
- Easy access to M20 motorway (J9)
- 6m eaves height



Modern industrial/warehouse facility with secure yard on 0.63 hectare site **1,760 sq m** (18,945 sq ft)

LOCATION

The property is located on Dencora Way the southern side of Leacon Road which leads onto the Victoria Way link road joining Brookfield Road and the A28 Chart Road roundabout in Ashford town centre, adjacent to the International Railway Station.

It is approximately 1km west of Ashford town centre and approximately 1.6km from junction 9 of the M20.

Ashford is centrally located within the county of Kent and benefits from an excellent communication network via the A20/ M20 and mainline railways, in particular the high speed service which makes London some 38 minutes distant.

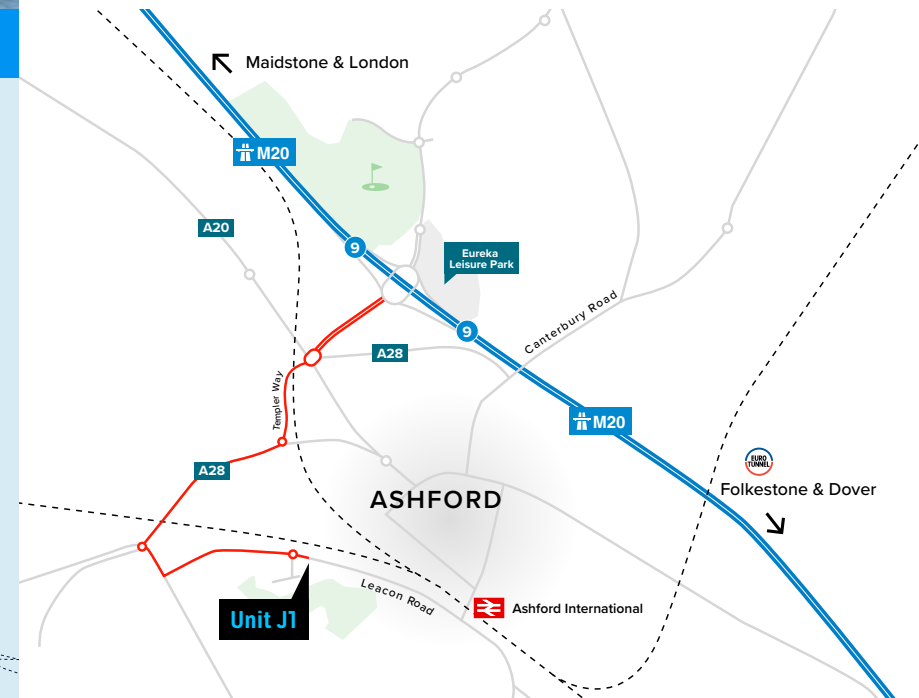
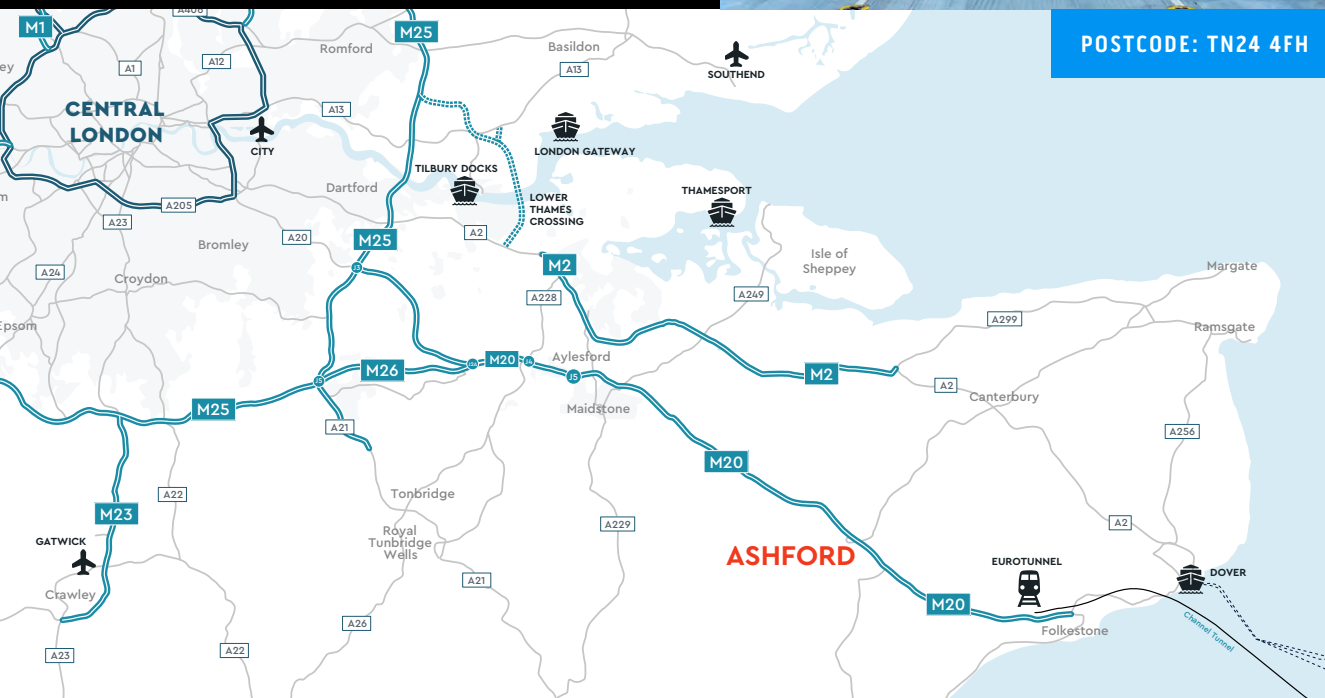
This unit is located in one of Ashford's most established and thriving industrial estates, the majority of the units having been constructed in the last 20 years.

UNRIVALLED CONNECTIVITY: *Eurotunnel freight services and the Port of Dover within easy reach*



Journey timetable from the property:

Eurotunnel	22 kms
Port of Dover	40 kms
J9 M20 motorway	4 kms
J3 M25 motorway	60 kms





Boundary location is indicative only.

The adjoining building is available to rent and could be combined to provide a total gross internal area of approximately **2,949 sq m (31,745 sq ft)** on a total site of approximately 0.92 hectares (2.29 acres).

DESCRIPTION

The property comprises a detached modern and recently refurbished industrial/warehouse unit of steel portal frame construction and unit providing approximately 18,945 sq ft (1,760 sq m) of clear industrial/warehousing accommodation on a site of approximately 0.63 hectares (1.56 acres).

It benefits from an eaves height of 6m, has insulated up and over loading doors and an area of office accommodation as well as staff and WC facilities.

Externally is a large secure yard laid to concrete for open storage, loading/unloading and car parking with access from Dencora Way.

There is also a separate adjacent secured and surfaced yard of approx. 570 sq m (6,135 sq ft) available if required.



TENURE

The property is available to let on full repairing and insuring terms at an initial rent of £236,500 per annum exclusive.

VAT

VAT will be charged.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has an energy performance rating of B-45.

RATES

The assessment for this property is included within the assessment for the adjoining unit and would therefore need to be assessed separately.

FURTHER INFORMATION

For further information, please contact the joint agents:



Richard Stafford

07770 827428

richard@staffordperkins.co.uk

Vaughan Hughes

07791 666629

vhughes@caxtons.com