

REFURBISHED

Modern Industrial Premises
3,125 sq ft 290 sq m



UNIT **2**

ST JOHN'S COURT
SEVINGTON
ASHFORD · KENT
TN24 0SJ

- ▶ Comprehensively refurbished throughout
- ▶ Ideal trade counter
- ▶ Close to Junction 10 of M20
- ▶ All main services are connected to the premises
- ▶ 3-phase (200 amp) electrical supply
- ▶ LED lighting

To Let



LOCATION

Unit 2 is located at the front of the estate overlooking Foster Road on the Sevington Business Park which itself is located on the western side of the A2070 (Bad Munstereifel/Orbital Road), only a couple of hundred yards south of Junction 10 of the M20 motorway. These units were built in the 1990s and form part of a well-established complex with many units being used as trade counters.

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.

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UNIT 2

DESCRIPTION

To Let - Unit 2 is a mid-terraced unit of steel portal frame construction providing workshop/warehouse accommodation. There is a first floor office with suspended ceiling and central heating. The unit benefits from an eaves height of 5.8m rising to an apex of 7.5m. To the rear of the unit is an up-and-over sectional loading door.

The unit has a concrete floor, skylights within the roof and glazing to front elevation. There are separate WC facilities.

Externally there is hardstanding to front and rear to provide generous car parking and loading/unloading facilities.



Available area

The accommodation comprises the following approximate GIA areas:

Ground - Floor Workshop / Warehouse	3,125 sq ft	290.32 sq m
1st - Floor Office	734 sq ft	68.19 sq m
Total	3,859 sq ft	358.51 sq m



Refurbished



Ideal
Trade
Counter



Close to
Junction 10
of M20



All main services
are connected to
the premises



Eaves height
5.8m



Generous
Parking



3-phase (200 amp)
electrical supply



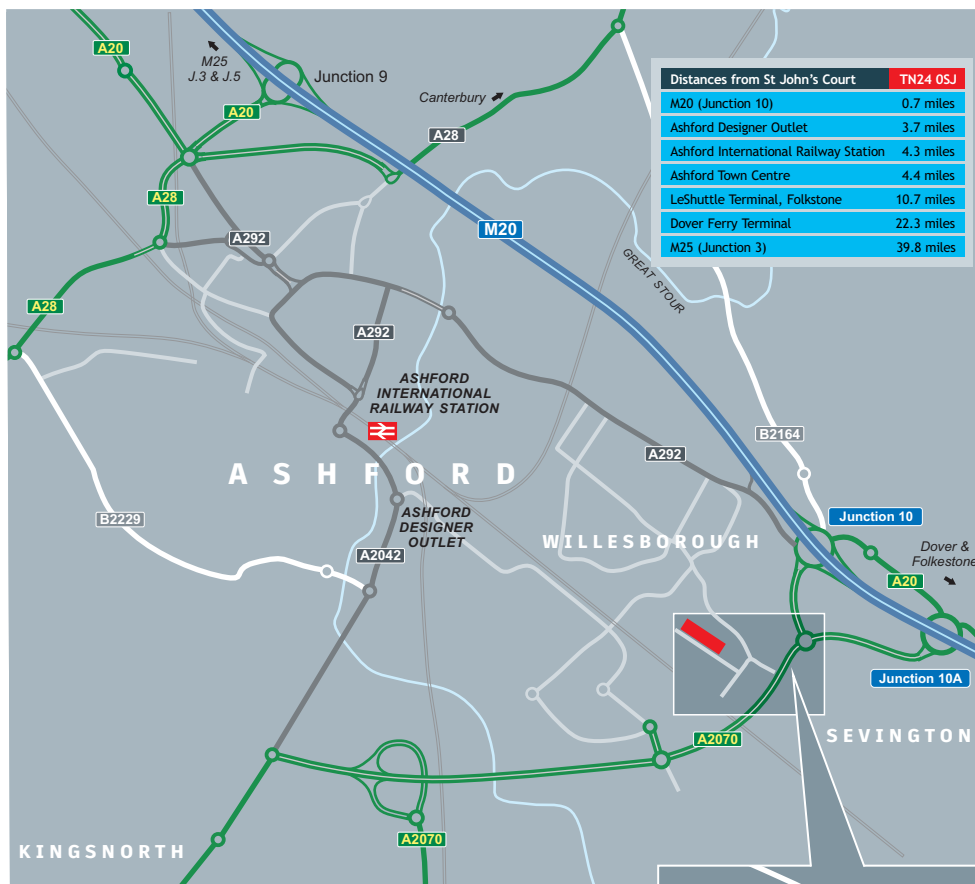
LED lighting

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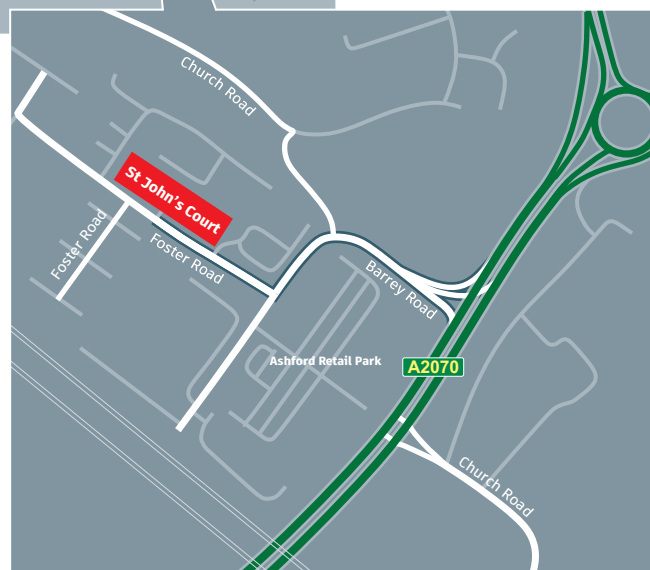
Terms: The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable.

Rent: Rent on application.

Service Charge: An annual service charge is payable towards the upkeep of the common parts of the estate.

Business Rates: 1st April 2023 rateable value is shown on the VO website as being £35,250. Interested parties are however advised to make their own enquiries with the local authority.

Energy Performance Rating: C(58)



Viewings & Further Information

Contact the joint sole agents:



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The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas are provided for guidance only, as are references to distances, maps and plans which are indicative only. August 2025