

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 6, Connect 10, Foster Road
Sevington, Ashford, Kent TN24 0FE

W3W: [guitar.crowd.fetch](https://www.guitar.crowd.fetch)



MID-TERRACED MODERN WORKSHOP/WAREHOUSE

TO LET

- Close to Junctions 10/10A of the M20
- Circa 1,300 sq.ft. workshop/warehouse
- Circa 1,000 sq.ft. mezzanine storage/office
- 30 Kn/m² ground floor loading; 5Kn/m² mezzanine
- 3-Phase electricity
- Immediate Availability

Rent: £25,000 per annum 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 6 is centrally located within a parade of similar units within the centre of the Connect 10 scheme. It provides 1,336 sq.ft. of workshop/warehouse accommodation with kitchen area and WC, and having a bespoke mezzanine floor fitted which provides a further 780 sq.ft. of storage accommodation, 137 sq.ft. of office space plus WC facilities and a kitchen area. There is a further 301 sq.ft. of additional light storage space on top of this office accommodation.

The unit has a minimum eaves height of some 24ft 8in rising to a maximum of some 25ft. There is an electrically operated roller shutter door some 10ft 2in wide by 13ft 4in high. There are LED lights fitted throughout the accommodation along with skylights in the roof giving a good level of natural light. The power floated concrete floor has a loading capacity of 30 kn per sq. meter and the unit has the benefit of gas fired space heating if required.

There are three car parking spaces externally in the hardstanding area laid to brick pavements. The existing office furniture and racking system on the mezzanine floor is available by separate negotiation, ask agents for details.

ACCOMMODATION

Workshop/Warehouse:	1,336 sq.ft.
Plus WC & Kitchen	
Mezzanine: Store:	780 sq.ft.
Office:	137 sq.ft.
Plus WC & Kitchen	
Additional light storage over office:	301 sq.ft.



SERVICES

Mains water, gas and a 3-phase electricity (100amps per phase) are connected to the premises. There is a remotely monitored burglar alarm system fitted as well.

BUSINESS RATES

The property is described as 'workshop and premises' and has a Rateable Value of £15,000.

The uniform business rate multiplier for the year 2024/25 is 49.9p.

TERMS

The premises are available by way of a new Fully Repairing and Insuring lease, the terms of which are negotiable; however a rent in the order of £25,000 per annum plus VAT is being sought.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A new certificate is currently being obtained. The previous expired EPC was a band C (63 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