

Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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Unit 2 (95) Ellingham Way Industrial Estate Ashford, Kent, TN23 6LZ



Library Photo

WORKSHOP/WAREHOUSE ACCOMMODATION ON ESTABLISHED ESTATE

TO LET

- 2,379 sq.ft.
- New Lease Available
- 3-phase electricity
- Immediate availability

Rent: £26,250 per annum exclusive

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

This is a terraced unit within a parade of similar units on the Ellingham Way Industrial Estate. This is a well-established estate located approximately one mile south of Ashford town centre.

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

This terraced unit is of steel portal frame construction and provides approximately 2,400 sq.ft. of accommodation. The unit benefits from an up-and-over roller shutter door and WC. Externally there is concrete hardstanding for loading/unloading and car parking.

ACCOMMODATION

Workshop/Warehouse 2,379 sq.ft.

SERVICES

Mains water and electricity including a 3-phase supply are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £16,500.

The uniform business rate multiplier for the year 2025-26 is 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £26,250 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy efficiency rating of 68 (Band C). Full certificate and report available on request.

VIEWING

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

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.