

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

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Unit 20 Heron Business Centre, Henwood Industrial Estate, Ashford, Kent TN24 8DH



MODERN BUSINESS UNIT ON ESTABLISHED ESTATE CLOSE TO M20

TO LET

- 1,322 sq. ft.
- 4 car parking spaces
- 14'7" high up-and-over door
- Immediate availability

Rent: £16,000 Per Annum Plus VAT

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

The Heron Business Centre is located on the busy and well-established Henwood Industrial Estate, just a mile from Ashford town centre and with easy access to Junction 10 of the M20 motorway which passes through the town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

DESCRIPTION

This end-terraced, steel framed unit of mono-pitch design has full-height insulated profiled cladding to elevations, with similar finish to the roof with skylights. The minimum eaves height internally is some 17'1" rising to a maximum of 20'1". The up-and-over insulated panel door is some 9'10" wide by 14'7" high. There is a separate personnel door with secure external cage door. The unit benefits from a concrete floor, WC facilities and a 3-phase electrical supply. No motor trade uses are permitted on the estate.

ACCOMMODATION

Ground Floor 1,322 sq. ft.

SERVICES

Mains services including a 3-phase (100-amp per phase) electricity supply are connected to the premises along with water, drainage and gas.

ENERGY PERFORMANCE CERTIFICATE

This unit is assessed as having an energy performance rating of 123 (Band E). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

BUSINESS RATES

The premises have a Rateable Value of £11,750. The uniform business rate multiplier for the year 2024/25 is 49.9p. Small Business Rate relief may be available, depending on occupier status.

TERMS

A new fully repairing and insuring lease available on terms by agreement at a commencing rent of £16,000 per annum plus VAT.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

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 tenants.

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.