

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 15, Connect 10,
Foster Road, Sevington,
Ashford, Kent TN24 OFE

W3W: likes.lush.mercy



END TERRACED MODERN WORKSHOP/WAREHOUSE with OFFICES

FOR SALE

- Close to Junctions 10/10A of M20
- Circa 1,500 sq.ft. workshop/warehouse/office
- Circa 1,500 sq.ft. mezzanine storage/office
- 'A' Rated Energy Efficiency Rating
- 3-phase electricity
- Immediate Availability

Price: Offers sought in the region of £455,000 + 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

This 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 and 10A of the M20 motorway on the edge of Ashford.

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

Unit 15 is located towards the rear of the estate and is end-terraced, adjacent to the eastern boundary. It provides a little over 1,500 sq.ft. of ground floor workshop/warehouse/office accommodation with a similar size mezzanine over providing further storage and office space along with kitchen and mess facilities. The height to the under-side of the mezzanine is some 9ft. The unit is accessed via an up-an-over door some 10ft 2in wide by 13ft 4in high. On the ground floor is a front office area of some 270 sq.ft. with a boardroom/meeting room of approximately 140 sq.ft. along with ladies' and gents' WC facilities. The first floor mezzanine totals a little under 1,500 sq.ft. and provides some 220 sq.ft. of office accommodation to the front; a kitchen/mess area of some 120 sq.ft. plus a plant room/store room of 80 sq.ft. The balance is laid to storage and whilst precise floor loadings are not currently available, the mezzanine floor was designed to take a substantial load.

The office areas have been finished to a high standard, having suspended ceilings with LED lights, air conditioning and carpets throughout. The storage area on ground and first floor is similarly finished to a high standard with suspended ceilings, LED lights and power-floated concrete floor to the ground floor area.

Externally the hardstanding has been laid to brick pavers and there are 3 designated car parking spaces.

ACCOMMODATION

Ground Floor:

Workshop/Warehouse/Office 1,546 sq.ft.
inc WCs.

Mezzanine:

Office/Store 1,489 sq.ft.
3,035 sq.ft.



SERVICES

Mains water, gas and electricity including a 3-phase (100-amps per phase) supply are connected to the premises.

BUSINESS RATES

The premises is described as 'warehouse and premises' and has a rateable value of £26,750.

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

TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in the region of £455,000 plus VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises has an Energy Efficiency Score of 24, giving it an 'A' rating.

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.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.