

## Unit 2 Betersden Business Centre

Chequer Tree Lane, Betersden,  
Ashford, Kent TN26 3JL,  
W3W/// [embarks.beginning.parked](http://embarks.beginning.parked)



### LOCK-UP WORKSHOP/WAREHOUSE

#### TO LET

- New lease available
- 1,378 sq. ft. of accommodation
- Limited hardstanding

**Rent Sought: £10,000 per annum**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

Bethersden Business Centre is located on the north western side of Chequer Tree Lane just off the A28, some 6 miles south west of Ashford an approximately 4 miles north of Tenterden. It is a well-established rural estate housing a number of small storage and manufacturing operations, however it is not suitable for frequent heavy goods vehicle movement.

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 2 forms one half of a former poultry shed which has recently been refurbished. It benefits from a concrete floor throughout, a steel roller shutter door and a separate secure personnel door. There is glazing to the side elevations augmented by fluorescent strip lights. There is a minimum eaves height of 6ft 1" which rises to a maximum apex of 8ft 7". The steel roller shutter door is 8ft 2" wide by 7ft 7" high.

To the rear of the unit is a wc with kitchen/coffee point alongside. Externally there is concrete hardstanding for loading/unloading and car parking.

## ACCOMMODATION

Workshop/Warehouse: 1,378 sq.ft. + wc



## SERVICES

Mains water and electricity, including a 3-phase supply (100 amps a phase) are connected to the premises, however, the drainage is by way of a private system.

## BUSINESS RATES

The premises are assessed at a Rateable Value of £7,500 however, this rises to £10,000 on 1<sup>st</sup> April 2026, the current uniform business rate multiplier for the year being 49.9p however, this changes to 43.2p on 1<sup>st</sup> April 2026.

## TERMS

The premises are available by way of a new FRI lease, the terms of which are negotiable, however, rent in the order of £10,000 per annum is being sought.

## LEGAL COSTS

The in-going tenant is to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Results awaited. Full Certificate and Report when available can be viewed <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 tenants.