

Unit 2 Betersden Business Centre

Chequer Tree Lane, Betersden,
Ashford, Kent TN26 3JL,
W3W/// 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

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 1st April 2026, the current uniform business rate multiplier for the year being 49.9p however, this changes to 43.2p on 1st 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.