

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 1 High House Business Park,
Kenardington, Kent, TN26 2LF

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RURALLY LOCATED WORKSHOP/OFFICE BUILDING

FOR SALE

- Circa 3,000 sq ft
- Ground floor workshop/store, 1st Floor Offices
- 3 Phase electricity
- Generous car parking
- B1 consent

Freehold Price: £395,000

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

High House Business Park is located off the Appledore Road on the eastern side, just south of its junction with the B2067 in the village of Kenardington. Kenardington, a village of some 300 inhabitants, is located midway between Woodchurch to the west and Hamstreet to the east, some 5 miles south-west of Ashford. This is in a predominantly rural location but still enjoying reasonably good communications.

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

High House Business Park comprises two steel portal framed buildings built perpendicular to one another. Units 1 and 2 are arranged in a roughly east-west orientation, with Unit 1 being located at the eastern end. It is of steel portal frame construction and provides a little over 3,000 sq.ft. of accommodation. The ground floor provides a little under 1,600 sq.ft. of accommodation laid to storage and workshop space in its current configuration, with a little under 1,500 sq.ft. of office accommodation on the first floor. It is finished to a high standard and is mainly open plan in nature.

WC facilities are on both ground and first floors.

Externally there is a generous amount of hardstanding for loading/unloading and car parking.

ACCOMMODATION

Ground Floor:	1,596 sq.ft
First Floor:	<u>1,490 sq.ft.</u>
Total:	3,086 sq.ft.

SERVICES

All mains services including a 3-phase electrical supply are connected to the building.

BUSINESS RATES

The premises are assessed as Office and Premises at a Rateable Value of £14,750. The current Uniform Business Rate Multiplier for the year 25/26 is 49.9p.

TERMS

Offers for the freehold interest with vacant possession upon completion are being sought in the region of £395,000. It is not thought that VAT is applicable in this instance.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 52 (Band C). Full certificate and report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>.

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 or through the website www.commercialleasecodeew.co.uk