

## 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, 1<sup>st</sup> Floor Offices
- 3 Phase electricity
- Generous car parking
- B1 consent

**Freehold Price: £395,000**

**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

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: 1,490 sq.ft.

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](http://www.commercialleasecodeew.co.uk)