

# Stafford Perkins

CHARTERED SURVEYORS

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## Unit 2 Wyvern Way, Henwood Industrial Estate, Ashford, Kent, TN24 8DW



### MID-TERRACED INDUSTRIAL UNIT IN POPULAR ESTATE

### TO LET

- Unit 2 – 3,928 sq ft
- Existing lease available by way of assignment
- Immediate availability
- B1, B2, B8 consent

**Rent: £36,500 per annum exclusive, plus VAT**

#### LOCATION

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.

Wyvern Way is located at the northern end of the Henwood estate, in Ashford, Kent. The Henwood estate is one of the well established industrial areas of Ashford, close to the town centre and mid-way between Junctions 9 and 10 of the M20.

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

This mid-terraced steel portal framed unit provides a little under 4,000 sq. ft. of immaculate workshop/warehouse accommodation on the ground floor, with first floor offices of a little over 250 sq. ft. The unit benefits from a roller shutter door some 15" wide by 15" high and an eaves height of approximately 17ft rising to an apex of 22ft. It has a power floated concrete floor, LED warehouse lighting, skylights within the roof and kitchen facilities. Externally, there is a loading area and parking in front of the unit.

### ACCOMMODATION

#### Unit 2

Workshop/Warehouse	3,672 sq. ft.
First Floor Office	256 sq. ft.
Plus WC	
<b>Total</b>	<b>3,928 sq. ft.</b>



### SERVICES

All main services and 3-phase electricity are connected to the premises.

### BUSINESS RATES

Unit 2 has a rateable value of £33,000 which rises to £38,500 on 1<sup>st</sup> April 2026.

The current uniform business rate multiplier is 49.9p; however this reduces to 43.2p on 1<sup>st</sup> April.

### TERMS

The premises are currently held under a 5-year lease due to expire at the end of July 2029. The current passing rent is £36,491 plus VAT with no further reviews. The premises are available by way of a sub-lease or an assignment of the existing lease. Alternatively, it is probable that the landlord would accept a surrender of the existing lease and grant a new, longer lease, subject to status.

### LEGAL COSTS

The ingoing tenant is to be responsible for all parties' legal costs in the transaction.

### ENERGY PERFORMANCE CERTIFICATE

Unit 2 has an energy efficiency rating of 77 (Band D). Full certificates and reports available on request.

### 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)