

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Units 8/9 Old Surrenden Manor Farm Business Estate,  
Old Surrenden Manor Road, Bethersden, Kent, TN26 3DL

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**RURALLY LOCATED SMALL WORKSHOP/STUDIO ACCOMMODATION**

**TO LET**

- 1,480 sq.ft. (590 sq.ft. + 890 sq.ft.)
- Car parking available
- Immediate availability

**Rent: £10,000 per annum plus VAT**

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

This property is located within the Old Surrenden Manor Business Estate which is on the southern side of Old Surrenden Manor Road, around 1 mile west of the Ashford Road (A28) and approximately 5 miles south west of Ashford Town Centre.

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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

These two workshops are currently combined but could be separated and currently provide a little under 1,500 sq.ft of accommodation in what were once former poultry sheds. They are now substantially refurbished, benefitting from double glazed windows to front and rear, LED strip lights, plenty of sockets including 3-phase sockets, two WCs, one rear personnel door and two double timber doors some 7ft wide by 5ft 10in high.

Internally there is a timber trussed roof giving a minimum eaves height of some 6ft 10in and a maximum of some 9ft 10in. Further internal photographs are available on our website.

## ACCOMMODATION

Unit 8                590 sq.ft.

Unit 9                890 sq.ft.

Including 2 x WCs.

## SERVICES

Mains water and a 3-phase electrical supply are connected to the premises. Drainage is to a shared private system.

## BUSINESS RATES

The premises are currently assessed as a pair, described as "workshop

and premises" and have a rateable value of £8,700. This rises to £10,750 on 1<sup>st</sup> April 2026. The uniform business rate multiplier for the year 2025/26 is 49.9p, reducing to 43.2p for the year commencing 1<sup>st</sup> April 2026. Small Business Rate Relief will be available for eligible occupiers.

## TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. A rent of £10,000 per annum plus VAT is being sought for the pair; or £4,000 per annum plus VAT for Unit 8 and £6,000 per annum for Unit 9, plus VAT.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 63 (Band C). Full certificate and recommendation report available on request.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

