

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

## External Storage Yard Fairview Industrial Park, Ruckinge, TN26 2PL

W3W: [inform.thus.September](https://www.google.com/maps/@51.345,0.75,15z)



**SECURELY FENCED EXTERNAL STORAGE YARD/COMPOUND**

**LAI D TO CONCRETE IN THE MAJORITY**

**TO LET – Short Term Only**

- Approximately 50,000 sq.ft. concrete hardstanding
- Immediate Availability
- Water Available

**Rent Sought: £30,000 + VAT per annum exclusive.**

STAFFORD PERKINS

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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**

The Fairview Industrial Park is located on the southern side of Hamstreet Road (B2067) just over a mile due east of Hamstreet and some 6½ miles due south of Ashford. Access to this location is now made straightforward by the A2070 trunk road in a north-south direction with the B2067 giving good access in an east-west orientation.

Ashford, one of Kent’s designated growth centres, currently has a population of approximately 85,000 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 roughly square plot totals a little under 1.25 acres with some 50,000 sq.ft. laid to concrete. It is clearly and securely fenced, with secure steel entry gates and is suitable for a variety of open storage, hardstanding uses.

**ACCOMMODATION**

Site Area: 0.271 acres (approximately 50,000 sq.ft. of concrete hardstanding).

**SERVICES**

There is a water supply but no electrical connection to the site, nor drainage.

**BUSINESS RATES**

The premises are currently not assessed for Business Rates.  
The uniform business rate multiplier for the year 2025/26 is 43.2p.

**TERMS**

Our client is only really looking to let this on a short term basis and can only guarantee a one year term certain in the first instance. This may be extendable, depending upon circumstances. The premises are available by way of a new fully repairing and insuring lease or licence, the terms of which are negotiable. A rent in the region of £30,000 + VAT per annum is being sought.

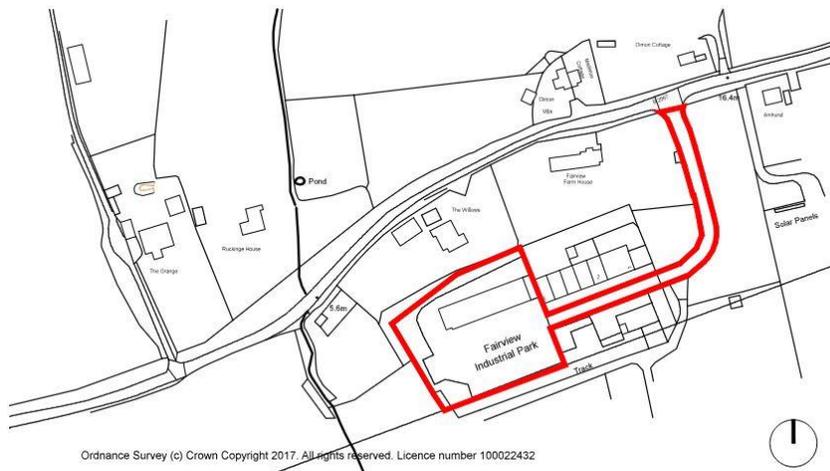
**LEGAL COSTS**

The ingoing tenant to be responsible for the landlord’s reasonable legal costs in the transaction.

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

**VIEWING** Strictly by appointment through Stafford Perkins. Tel: 01233 613900 – although the site can be viewed through the gate in daylight hours whilst in possession of a copy of our sales particulars.



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**ANTI MONEY LAUNDERING REGULATIONS**

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants

