

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

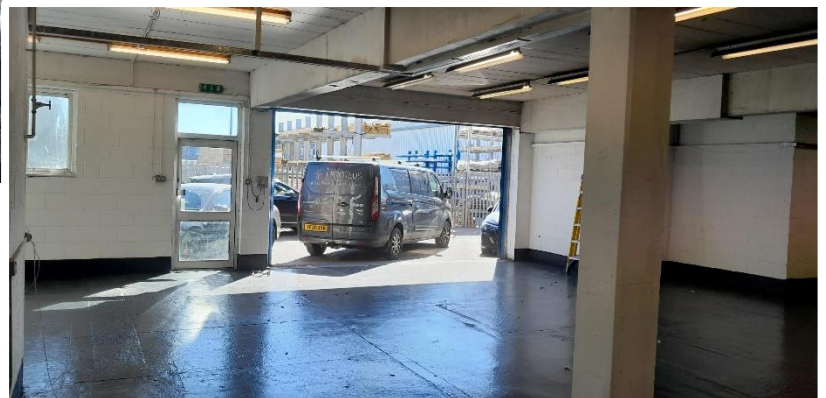
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 3, Ashford Works Brunswick Road, Ashford, Kent TN23 1EH



Incentives Available!

GROUND FLOOR WORKSHOP/WAREHOUSE ACCOMMODATION

TO LET

- 2,650 sq.ft.
- Includes offices and WC facilities
- Immediate Availability
- Half-rent in first year*

Rent Sought: £21,200 per annum exclusive plus VAT.

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

The Ashford Works is a series of 12 commercial units that have been created from a former factory building on ground and first floors. It is located on the northern side of Brunswick Road, just west of its junction with Hilton Road on the Cobbs Wood Industrial Estate, a busy and well-established industrial centre approximately $\frac{3}{4}$ mile from Ashford town centre and a mile from Junction 9 of the M20 motorway.

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

Unit 3 is a mid-terraced unit on the ground floor providing approximately 2,650 sq.ft. of workshop accommodation with a small office. The minimum eaves height is 8'7" and the maximum is 10'6". The unit benefits from a steel roller shutter door which is 15'6" wide by 8'6" high, and there is a separate personnel door. There are male and female WC facilities. Externally there are two car parking spaces, and there is a large communal car park to the rear of the estate.

ACCOMMODATION

Ground: Workshop/office 2,650 sq.ft.
Plus WC facilities

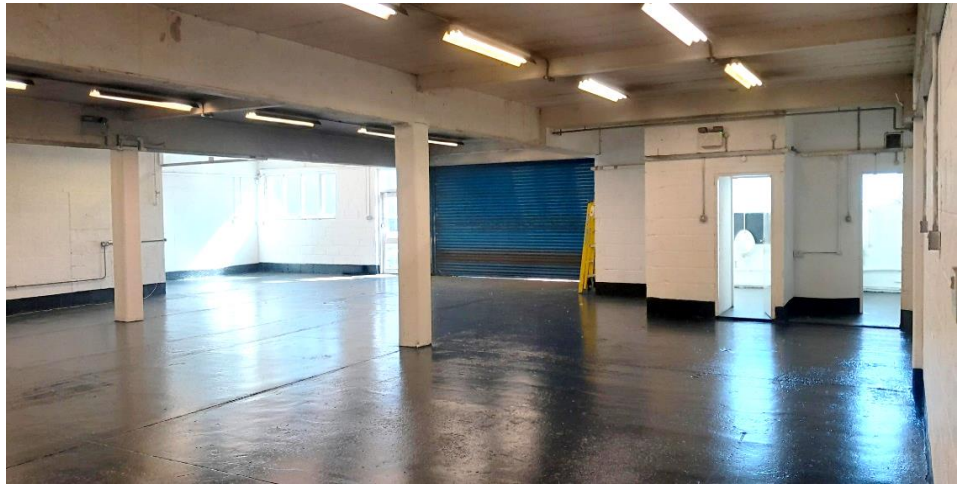
SERVICES

Water and a 3-phase electrical supply are connected to the premises. There is currently no gas connection.

BUSINESS RATES

The premises are currently assessed 'workshop and premises' with a rateable value of £29,000

The uniform business rate multiplier for the year 2026/27 is 43.2p.



TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £21,200 per annum plus VAT is being sought. An estate service charge is also payable to cover structural repairs to the building (details on request). *Generous incentives are available for a lease in excess of 3 years.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently assessed as Band D (90)

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

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