

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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

Rear Workshop, Former Weeks' Garage Site,  
Smarden Rd, Pluckley,  
Ashford, TN27 0RF

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**RURALLY LOCATED WORKSHOP/WAREHOUSE PREMISES**

**TO LET**

- 1,318 sq.ft.
- Showroom/office 989 sq.ft.
- Secure Yard Area
- 14ft 6in eaves; 20ft 6in apex
- Immediate Availability
- 3-phase electricity

**Rent Sought: £20,000 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 former Weeks Garage site lies on the northern side of Smarden Road roughly a mile south-west of the village of Pluckley in mid-Kent. This is a very rural location with the nearest A road being the A20 four miles to the north-east at Charing, which gives access to the M20 and the motorway network at Ashford, a further 5 miles or so to the south-east. 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 workshop building of steel portal frame construction forms part of a larger complex formerly known as Pluckley Coachworks but now divided into multiple units. The front part is currently let as a farm shop and a former antique shop shortly to go to the market.

This workshop was previously used for light steel fabrication and provides a little over 1,300 sq.ft. of workshop/warehouse accommodation in the main building with a covered store/loading area to the front of a little over 300 sq.ft. in addition to a small secure store of nearly 60 sq.ft. and a side office of a little over 100 sq.ft. There is a securely fenced yard and gated entrance to the side and rear. Also in the rear is an unusual building created from two steel cargo containers and lightweight steel fabrication, providing further storage/studio/showroom/office accommodation of nearly 990 sq.ft.

The main workshop has an eaves height of some 14ft6in rising to an apex of 20ft 6in. It is accessed via a steel roller shutter door some 14ft wide by 12ft high within which there is a separate 'wicket gate' personnel entrance. The unit has a concrete floor, skylights and LED fluorescent strips. There is a shared WC on site.

## ACCOMMODATION

Workshop:	1,318 sq.ft.
Covered Store:	320 sq.ft.
Secure Store:	56 sq.ft.
Side Office:	113 sq.ft.
<u>Storage Container Bldg:</u>	
Showroom/office	989 sq.ft.
Yard Area:	4,885 sq.ft. (0.112 acre)



## SERVICES

Mains water and electricity including a 3-phase supply are connected to the unit. Drainage is by way of a private septic tank system.

## BUSINESS RATES

The premises are currently assessed as 'warehouse and premises' with a rateable value of £12,000, rising to £14,000 on 1<sup>st</sup> April 2026. The uniform business rate multiplier for the year 2025/26 is 49.9p, dropping to 43.2p on 1<sup>st</sup> April 2026.

## 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 £20,000 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

The property is currently assessed as Band D with an energy efficiency rating of 91.

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