

# 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)

## Unit 9 The Glenmore Centre Orbital Park, Ashford, Kent TN24 OTL

W3W: detail.pram.farm



### MODERN SHOWROOM/WAREHOUSE PREMISES

#### TO LET

- Circa 1,436 sq.ft. of accommodation
- B1/B2 consent
- New lease available
- Immediate availability

**Rent Sought: £15,000 per annum plus VAT.**

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 development is located on Orbital Park close to Junctions 10 and 10A of the M20. Orbital Park is a strategic local, national and international location situated within the Channel Tunnel corridor and an area designated for significant commercial expansion. The Glenmore Centre is situated on Crowbridge Road at the entrance to the park from the western side approached via Newtown and the International Station.

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 (subject to availability), and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This is a modern, mid-terrace unit of steel portal frame construction with mini-rib cladding to all elevations and an insulated, mono-pitch roof. The unit comprises warehouse/showroom accommodation on ground and first floor totalling a little under 1,500 sq ft. The ground floor provides 719 sq ft of accommodation which includes a kitchen and WC facilities. The mezzanine/first floor provides 717 sq ft of open plan storage accommodation with a small office. Externally there is a paved forecourt for parking and loading/unloading.

## ACCOMMODATION

Ground Floor:	719 sq.ft.
First Floor:	<u>717 sq.ft.</u>
Total:	1,436.sq.ft.

## SERVICES

Mains gas, water, telecom and 3-Phase electricity supply are connected.

## BUSINESS RATES

The premises have a rateable value of £16,250.  
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. The rent to be £15,000 per annum plus VAT.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 55 (Band C).  
Certificate and Report can be viewed 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.