

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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Units 1 & 2 Fordham's Coal Yard,
Chambers Green Road, Pluckley,
Ashford, TN27 0RH

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RURALLY LOCATED STORAGE PREMISES

TO LET

- Unit 1 - 1,154 sq.ft. Unit 2 - 577 sq. ft.
- Secure Yard Area with CCTV
- 14ft 6in eaves; 16 ft. apex
- Immediate Availability
- 3-phase electricity
- B8 use only

Rent Sought: £4,500 - £13,000 per annum exclusive.

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

Fordhams Coal Yard is located on the northern side of Chambers Green Road, mid-way between its junctions with Smarden Road and Station Road, approximately 1km west of the village of Pluckley, a small village with a population of approximately 1,200 inhabitants which lies 16 miles south-east of Maidstone, the County Town, and 7 miles north-west of Ashford on the southern side of the A20/M20.

Ashford, the closest town, is 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 surplus storage building lies within Fordham's Coal Yard and is of steel framed construction providing in total some 1,700 sq.ft. of accommodation. It has been split into two units, approximately two-thirds/one-third, with Unit 1 being some 1,154 sq.ft. and Unit 2 being 577 sq.ft. Each unit benefits from an electric roller shutter door some 14'6" wide by 16' high. The units have skylights to the rear and artificial light provided by fluorescent strip lights. The building is of asymmetric frame construction, having a minimum rear eaves height of some 9'6" rising to an apex of 22' with a front eaves height of 16' 9". We are aware that there is a vehicle inspection pit in Unit 2.

Externally there is a large tarmacked yard area to the front, with additional consolidated hardcore hardstanding beyond that if required. WC facilities are shared on site with the landlords.

ACCOMMODATION

Unit 1	1,154 sq.ft.
Unit 2	577 sq.ft.
Covered Store	<hr/>
	1,731 sq.ft.

SERVICES

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

BUSINESS RATES

Following reassessment of the rates upon occupation the whole unit is thought to be likely to have a Rateable Value of some £7,900, arguably split on a 2/3 – 1/3 basis. 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 £8,750 per annum is being sought for Unit 1, and £4,500 per annum for Unit 2, or together a rent in the order of £13,000 is sought. It is not thought that VAT is applicable to the rents in this instance.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

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