

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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Main Site, Pivington Mill, Pluckley,
Ashford, Kent TN27 0PG

W3W:///situates.almost.narrate



RURALLY LOCATED HEAVY INDUSTRIAL PREMISES

CIRCA 33,360 SQ.FT.

FOR SALE OR MAY LET

- Immediate Availability
- B2 consent – unlimited hours
- 1 x 400 KVa supply and 1 x 300KVa supply
- Gantry craneage
- 1.37 Acre site
- Secure Yard and Generous Parking

Offers Sought: Circa £2,950,000

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 Pivington Mill Industrial Estate is approximately three quarters of a mile north-west of Pluckley village. Pluckley is some two miles south of Charing and six miles west of Ashford. The Pivington Mill Industrial Estate is a well-established and thriving industrial estate and although reasonably rurally located it benefits from good access.

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 and London is some 38 minutes distant via HS-1. There is also a mainline railway station in Pluckley.

DESCRIPTION

This site of approximately 1.4 acres comprises a number of buildings. There are two steel portal framed fabrication workshops, one of nearly 5,000 sq.ft., the other of a little over 6,300 sq.ft. Adjoining these two buildings is a two-storey brick-built workshop having just under 5,000 sq.ft. of accommodation on both ground and first floors. The first floor is of solid concrete construction and capable of taking substantial weight and indeed benefits from a gantry crane system. There is a separate office building of ragstone and brick construction under a clay peg tile roof providing in total a little over 2,000 sq.ft. of accommodation. The office building has been finished to a good standard, although is now in need of redecoration, and benefits from generous car parking.

There is a new steel portal framed workshop providing a little under 2,000 sq.ft. of accommodation which is due for completion shortly. It has an eaves height of approximately 20ft and an apex of nearly 24ft. It has an electric roller shutter door 14ft 10in wide by 17ft 7in high.

There is a shot-blast workshop of a little over 1,000 sq.ft. and a further workshop of a little over 2,600 sq.ft. having a domed roof. There is a large, securely fenced yard laid to concrete as well as additional generous car parking surrounding the other units.

ACCOMMODATION

Offices	2,157 sq.ft.
Main Workshop	4,945 sq.ft.
Main Workshop	6,342 sq.ft.
Ground Floor Brick-Built Workshops	4,998 sq.ft.
First Floor Brick workshops	4,978 sq.ft.
Lean-To Workshop	796 sq.ft.
Misc. Office, Store & Canteen	3,136 sq.ft.
Further Lean-To Building	337 sq.ft.
Shot-Blasting Workshop	1,061 sq.ft.
Additional Workshop	2,613 sq.ft.
New Workshop Building	<u>1,987 sq.ft.</u>
Total:	33,360 sq.ft.

Site Area: Circa 1.3 Acres



SERVICES

Mains water and 3-phase electricity are connected to the site and we understand that there is one 400KVa and one 300KVa 3-phase supply. Drainage is via a private system.

BUSINESS RATES

The premises are currently partly assessed as 'workshop and premises' with a rateable value of £138,000, although it will increase with the addition of the new building etc. The uniform business rate multiplier for the year 2026/27 is 43p.

TERMS

The premises are available freehold with vacant possession upon completion, for which offers are sought in the order of £2.95million. Alternatively the landlord may let the site as a whole, at a rent in the order of £232,000 per annum.

LEGAL COSTS

In the event of a sale each party will be responsible for their own legal costs in the transaction. In the event of a letting 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 () See - <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900 or Joint Agents, Core Commercial 01892 834483 (for the attention of Neil Mason)