

Units 4 & 5, Chunnel Industrial Estate Victoria Road, Ashford, TN23 7HJ

W3W: [export.mock.digit](https://www.export.mock.digit)



IDEAL TRADE COUNTER LOCATION

WORKSHOP/WAREHOUSE UNITS CLOSE TO STATION AND TOWN CENTRE

3,160 sq.ft. – 6,320 sq.ft.

TO LET

- 2 units of 3,160 sq.ft. (approx.) including small mezzanine office
- Immediate availability
- New leases available
- Opposite Curious Brewery & Visitor Centre as well as the recently opened Aldi supermarket

Rents: £36,500 to £73,000 per annum exclusive + 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 busy and well-established Chunnel Industrial Estate is accessed via the Victoria Link Road which connects the A28 to Junction 9 of the M20 and the A2042/A2070 southern orbital road to Junction 10. Both junctions are within approximately 2 miles and the International Passenger Station and Ashford town centre are both within easy walking distance.

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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

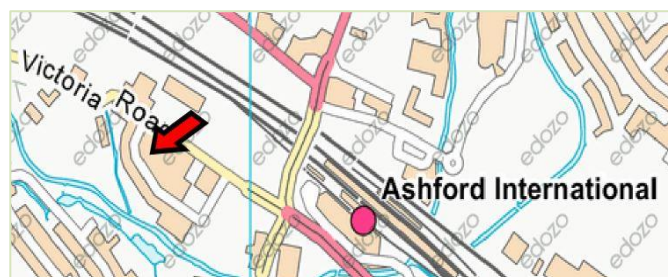
DESCRIPTION

The premises form part of a total of 10 units built as a 5 x 2 back-to-back terrace, with Unit 4 being immediately to the left and Unit 5 being the end unit to the left of Unit 4. The units are of steel portal frame construction with brick walls to lower elevations and profiled steel cladding to upper elevations and roofs. Each unit benefits from a steel roller-shutter door, a separate personnel door and WC facilities and there is designated parking to the front. Unit 4 also benefits from a small mezzanine office.

ACCOMMODATION (All areas approx)

G.I.A.

Unit 4	Workshop:	3,062 sq.ft.
	Mezzanine office:	98 sq.ft.
		3,160 sq.ft.
Unit 5	Workshop:	3,062 sq.ft.
	Mezzanine office:	98 sq.ft.
		3,160 sq.ft.



SERVICES

All main services are connected to the premises.

BUSINESS RATES

Unit 4 is £31,750 and Unit 5 needs to be re-assessed but is expected to be similar.

The uniform business rate multiplier for the year 2023/24 is 49.9p.

TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The rent for each unit to be £36,500 per annum exclusive + VAT. There will be a Service Charge to cover common estate charges which will be in the order of £1,000 per annum for each unit.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit 5 has been assessed as having an energy efficiency rating of 94 (Band D). Results are awaited for Unit 4.

Certificates and Reports 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.