

# Stafford Perkins

CHARTERED SURVEYORS

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

Unit 7 Heron Business Centre,  
Henwood Industrial Estate, Ashford, Kent TN24 8DH

W3W: [///expert.detect.picked](http://expert.detect.picked)



**MODERN BUSINESS UNIT ON ESTABLISHED ESTATE CLOSE TO M20**

**FOR SALE**

- 1,417 sq. ft.
- 4 car parking spaces
- 9ft high up-and-over door
- Immediate availability

**SALE PRICE: £240,000**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 Heron Business Centre is located on the busy and well-established Henwood Industrial Estate, just a mile from Ashford town centre and with easy access to Junction 10 of the M20 motorway which passes through the town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

## DESCRIPTION

This mid-terraced, steel framed unit of mono-pitch design has full-height insulated profiled cladding to elevations, with similar finish to the roof with skylights. The minimum eaves height internally is some 9ft 7in" rising to a maximum of 15ft 5in". The up-and-over insulated panel door is some 9ft 6in wide by 9ft high and there is a separate personnel door. The unit is currently divided to provide a small office of 100sq. ft and a mid-store of 350 sq.ft. This is currently configured as a virtual golf driving range and could be left as seen if required, with the equipment available at cost. There are skylights within the roof which augment the LED strip lights as well as WC facilities and a 3-phase electrical supply. There are at least 3 car parking spaces externally. No motor trade uses are permitted on the estate.

## ACCOMMODATION

|                     |                      |
|---------------------|----------------------|
| <u>Ground Floor</u> | <u>1,417 sq. ft.</u> |
| Including – office: | 100 sq.ft.           |
| - store             | 350 sq.ft.           |
| and WC              |                      |

## SERVICES

Mains services including a 3-phase electricity supply are connected to the premises along with water, drainage and gas.

## ENERGY PERFORMANCE CERTIFICATE

This unit is assessed as having an energy performance rating of 68 (Band C). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## BUSINESS RATES

The premises have a Rateable Value of £12,750. The uniform business rate multiplier for the year 2026/27 is 43.2p. Small Business Rate relief may be available, depending on occupier status.

## TERMS

The premises are available for sale freehold with vacant possession upon completion. Offers in the region of £240,000 are being sought. It is not believed that VAT is applicable to this sale.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## 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.