

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 7, The Glenmore Centre Orbital Park, Ashford, Kent TN24 OTL

W3W: field.jump.clever



MODERN SHOWROOM/WAREHOUSE PREMISES

TO LET

- Circa 1,300 sq.ft. of accommodation
- B1/B2 consent
- New lease available
- Immediate availability

Rent Sought: £12,000 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, end-terrace unit of steel portal frame construction with micro-rib cladding to all elevations and an insulated, mono-pitch roof. The unit comprises workshop/warehouse accommodation on the ground floor of some 700 sq.ft with a first floor office of approximately 250 sq ft. Additionally there is a further 350 sq.ft. of first floor/mezzanine accommodation, currently only accessible via separate ladder access but potentially accessible via the offices following the insertion of a door. Alternatively first floor office accommodation could be created on the 100% mezzanine that has now been added.

The ground floor includes WC facilities and a small kitchen area.

Externally there is paved hardstanding for parking and loading/unloading.

ACCOMMODATION

Ground Floor:	700 sq.ft.
First Floor Offices:	250 sq.ft.
First Floor Storage:	<u>350 sq.ft.</u>
Total:	1,300.sq.ft.

SERVICES

All mains services are connected to the premises including a 3-phase (100 amps per phase) electricity supply.

BUSINESS RATES

The premises are described as 'Workshop and Premises) and have a rateable value of £11,750.

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 £12,000 per annum plus VAT.

LEGAL COSTS

The incoming 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 70 (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.