

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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Unit 8, Murston Business Centre
Norman Road, Ashford, Kent TN23 7AD

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MODERN WORKSHOP/WAREHOUSE WITH OFFICE ACCOMMODATION TO LET

- Circa 1,200 sq.ft. offices
- Circa 700 sq.ft. workshop/warehouse + mezzanine
- 6-10 allocated car parking spaces
- 3-phase electricity
- Immediate availability
- EV charging point

Rent Sought: Offers in the region of £32,500 per annum plus 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

Unit 8 Murston Business Centre is located at the south-western end of the estate which itself is accessed from the far western end of Norman Road, effectively to the rear of the B & Q warehouse, lying on the western side of the main Norman Road and accessed via the roundabout. This lies approximately 1km due south of Ashford town centre.

Ashford, 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

Unit 8 is end-terraced, the majority of the terrace being a mono-pitched, steel framed parade of units having full-height concrete block party walls. Externally the units have been finished with insulated microrib cladding to the full height with insulated profiled steel panels to the roof.

Unit 8 is slightly unusual in that it also incorporates an element of single storey office accommodation, finished to a good specification and providing a little under 1,200 sq.ft. of office space including a separate meeting room, a glazed lobby, kitchen and WC facilities.

The workshop/warehouse extends to nearly 690 sq.ft. of accommodation, having a little over 300 sq.ft. of mezzanine storage above. The clear height under the mezzanine is some 7ft 5in, and the maximum height available within the workshop/warehouse is some 19ft 2in. It is accessed via an insulated up-and-over door some 12ft wide by 17ft high with a separate personnel door also giving access.

The offices have a carpeted finish, suspended ceiling with LED lights, air conditioning (comfort cooling) and window blinds to glazing front and rear. There is a small glazed office cubicle and a small kitchen area with tiled floor, a stainless steel sink and cupboards above and below a worktop. Male and female WCs compliment the entire accommodation.

Externally the hardstanding is laid to brick pavers and there are 6 to 10 designated car parking spaces in addition to the loading area.

ACCOMMODATION

Offices	1,175 sq.ft.
Lobby	75 sq.ft.
Kitchen	35 sq.ft.
Plus WCs.	
Workshop/Warehouse	687 sq.ft.
Mezzanine store	306 sq.ft.



SERVICES

Mains water and 3-phase electricity are connected to the site.

BUSINESS RATES

The premises are currently assessed as 'office, warehouse and premises' with a rateable value of £23,500.

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 £32,500 per annum plus VAT is being sought. In addition there is a service charge of circa £700 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently assessed as Band C (55) 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