

Stafford Perkins

CHARTERED SURVEYORS

Piper's Farm, Bromley Green Rd

Ashford, Kent TN26 2EF

W3W: loops.making.daydream



FULLY LET INDUSTRIAL INVESTMENT

FOR SALE: Offers sought in the region of £1.25m

- Approx 1 acre
- Circa 0.4 ha
- Over £78,000 p.a.
Current income

Piper's Farm

- Site area: Circa 1 Acre
- Built area: Circa 7,700sq.ft.
- Potential income: Circa £78,000 per annum.
- Immediate Availability
- Potential to increase rental income and built space

Location

Piper Farm is located on the southern side of Bromley Green Road at its far eastern end, just before the road veers south. This is some 1½ kilometres east of Bromley Green Road's junction with Hamstreet Road (former B2070) some 5½ miles due south of Ashford town centre and 3 miles north of Hamstreet. Whilst this is a rural location it is an established industrial site.

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

The Pipers Farm site comprises a pair of adjoining portal framed buildings totalling some 8,000 sq.ft., currently split into five units, all of which are let. The buildings are surrounded by generous concrete hardstanding and there are a number of steel cargo containers and lock-up garage buildings around the site, all of which are also currently let and income producing.

The units within the buildings all generally benefit from a roller-shutter door or similar along with separate personnel access. They generally have an eaves height of some 8ft 8in rising to an apex of over 12ft. Each unit benefits from it's own WC facilities.



Most units have skylights, generally augmented by fluorescent strip lights, some of which have been upgraded to LED.

Externally there is a generous amount of concrete hardstanding for loading/unloading and car parking.

The cargo containers are located close to the perimeter of the site and are easily accessed.

Services

Mains water and electricity including a 3-phase, 400 amp supply are connected to the site. Drainage is to mains drains.

Business Rates

See table opposite. The uniform business rate multiplier for 2026/27 is 43.2p.

Terms

The freehold interest of the premises is available subject to the existing leases. Offers are being sought in the region of £1.25m.

Legal Costs

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

Energy Performance Certificates

Results Awaited. Certificates and Reports can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

Viewing

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

Further Information

To see copies of leases, plans, Energy Performance Certificates, Rateable Values and Photographs etc please email richard@staffordperkins.co.uk

Accommodation

<u>UNIT</u>	<u>SQ.FT.</u>	<u>Current Rent p.a</u>	<u>Rent psf</u>	<u>R.V.</u>
Unit 1	3590	£18,800	£5.23	£21,500
Unit 2	1036	£10,800	£10.42	£6,900
Unit 3	1540	£13,680	£8.88	£11,250
Unit 4	1313	£11,760	£8.95	£9,700
Unit 5	1172	£10,876	£9.28	£8,700
Total of Units	8650	£65907	£42.76	
Container 1	-	£2,160	-	
Container 2	-	£1,680	-	
Container 3	-	£1,680	-	
Container 4	-	£1,680	-	
Container 5	-	£1,680	-	
Container 6	-	£1,680	-	
Container 7	-	£1,680	-	
Container 8	-	£1,680	-	-
Container 9	-	£240	-	
		£79,276		

Contact:

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ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.

