

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 8, Montpelier Business Park Ashford, Kent TN23 4FG

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MODERN INDUSTRIAL PREMISES ON ESTABLISHED ESTATE

TO LET

- Circa 2,584 sq.ft. Workshop/Warehouse
- 652 sq. ft First Floor Offices
- 1 mile from Junction 9 of the M20

Rent Sought: £32,500 per annum exclusive.

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 Montpelier Business Park is located on the Fairwood Industrial Estate on Leacon Road, just off Brookfield Road and close to its junction with the A28 Hart Road roundabout. The site is approximately half a mile west of Ashford town centre and one mile from Junction 9 of the M20.

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 and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is a modern industrial unit of steel portal frame construction providing workshop/warehouse accommodation on the ground floor of 2,584 sq.ft., with first floor offices of 652 sq.ft. accessed via a steel staircase. The eaves height is 19ft, rising to an apex of some 26ft 4in at the centre. There are male, female and disabled WC facilities on the ground floor. Externally there is generous concrete hardstanding for car parking and loading/unloading.

ACCOMMODATION

Workshop/Warehouse:	2,584 sq.ft.
First floor offices:	<u>652 sq.ft.</u>
Total:	3,236 sq.ft.

SERVICES

All mains services including a 3-phase electrical supply are connected to the premises.

BUSINESS RATES

The premises are assessed as 'workshop and premises' and have a rateable value of £23,250. 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 is being sought.

LEGAL COSTS

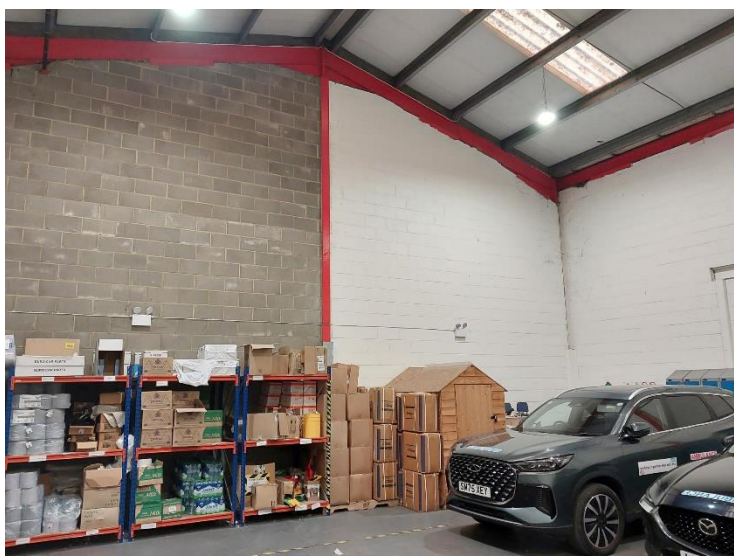
The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 77 (Band D).

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 tenant's