Stafford Perkins
CHARTERED SURVEYORS

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2, Carlton Road, Ashford, Kent TN23 1DP

W3W
Laser.limbs.jelly



C.G.I.

IDEALLY LOCATED TRADE COUNTER ADJACENT TO HOWDENS

TO LET

- **3,347 sq. ft.**
- **Generous parking**
- **3 Phase electricity**
- **Immediate availability**
- **Solar P.V. array – EPC Rating 'A'**

Rent Sought: £45,000 Per Annum + 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

This site is located on the western side of Carlton Road, just south of its junction with the A28 Chart Road approximately ¾ mile south-west of junction 9 of the M20 motorway.

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 building of brick construction under a recently renewed profiled insulated steel roof provides a little under 3,350 sq. ft. of accommodation. The building currently benefits from a roller shutter door and an additional personnel door and would be capable of taking a new trade counter style entrance very easily. It has an eaves height of 15ft rising to 20ft 8in at the apex. The unit benefits from skylights within the roof as well as LED strip lights. 42 solar panels have been installed on the roof which can generate 18KWh of power.
Externally there is good hardstanding for loading/unloading and car parking.

ACCOMMODATION

Warehouse	3,347 sq. ft.

SERVICES

Mains water and electricity, including a Phase 3 supply are connected to the premises.

BUSINESS RATES

To be re-assessed but thought to be in the region of £28,750.

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 £45,000 per annum + VAT is being sought.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

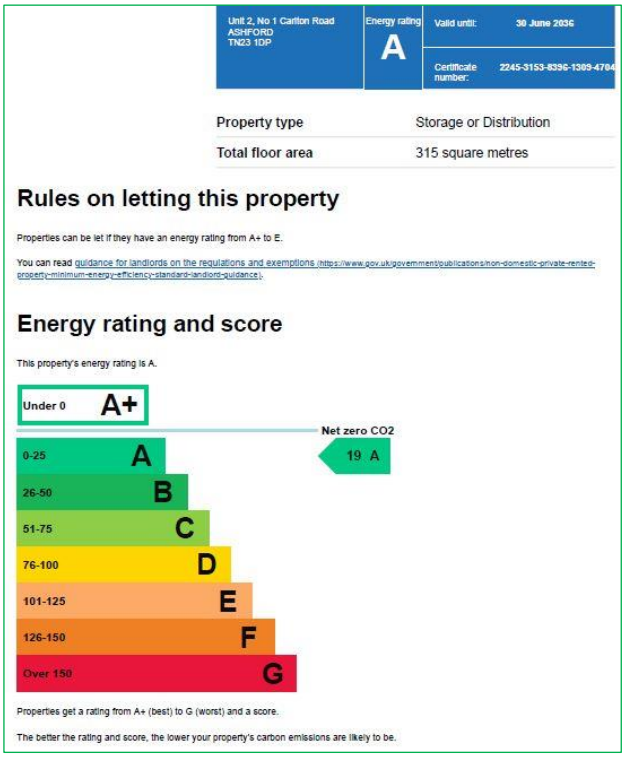
The premises have an energy efficiency rating of 19 (Band A). Certificate and Report can be viewed at https://find-energy-certificate.digital.communities.gov.uk/

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.



Unit 2, No 1 Carlton Road
ASHFORD
TN23 1DP

Energy rating: A

Valid until: 30 June 2036

Certificate number: 2245-3153-8396-1309-4704

Property type	Storage or Distribution
Total floor area	315 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is A.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2: 19 A

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

