Stafford Perkins
CHARTERED SURVEYORS

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Units 1 & 2 Westgate Industrial Estate, Newchurch, Romney Marsh, Ashford, Kent, TN29 0DZ



RURALLY LOCATED INDUSTRIAL/WAREHOUSE ACCOMMODATION WITH GENEROUS HARDSTANDING

TO LET

- Unit 1 - 2,523 sq ft & Unit 2 - 5,880 sq ft (can split)
- New lease/immediate availability
- Generous hardstanding
- 3 Phase electricity

Rent Sought: From £25,000 Per Annum Exclusive

(Unit 1 £25,000 Unit 2 £35,000)

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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 Westgate Industrial Estate is located on the northern side of the street on the eastern side of the village of Newchurch, a small village of some 300 inhabitants which is located in the heart of the Romney Marsh, approximately 4 miles north of New Romney and 7 miles south-west of Ashford. Whilst this is not considered an ideal location for premises of this nature, it is now well established, and access is vastly improved by the A2070 Ashford Brenzett trunk road which is some 3 miles to the west and gives direct access to Ashford and the motorway network.
Ashford has a population of approximately 74000 inhabitants, is centrally located within the County and benefits 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 now only 38 minutes distant via HS1.

DESCRIPTION

This site is roughly rectangular in shape and is divided into 2 main buildings. Unit 1 has a ground floor showroom area providing approximately 1,200 sq ft of accommodation with some additional storage, whilst upstairs there is a further 1,200 sq ft of office accommodation plus kitchen facilities. Alongside this building is a warehouse providing approximately 5,880 sq ft of accommodation, which contains a mezzanine of approximately 800 sq ft. Externally there are large areas of concrete hardstanding which can be included with the units. The site benefits from fire/intruder alarms and 24/7 monitored CCTV.

ACCOMMODATION

Unit 1		**Unit 2**	
Ground Floor		Warehouse	5,880 sq ft
Showroom	1,256 sq ft	Mezzanine	844 sq ft
Rear Store	198 sq ft + WC		
First Floor			
Office	1,005 sq ft		
Rear Office	262 sq ft		
Kitchen	87 sq ft + WC		

SERVICES

Mains water and electricity, including a 3 Phase supply are connected to the premises. Drainage is via a private system.

BUSINESS RATES

The site is currently assessed as a whole and will be re-assessed upon sub-division and re-occupation. The business rate multiplier for the year 2026/27 is 43.2p. We imagine Rateable Values will be Unit 1 £17,300 and Unit 2 £31,300.

TERMS

The premises are available by way of a new FRI leases the terms of which are negotiable however, the following rents are being sought:-

Showroom Building	£25,000	per annum
Warehouse	£35,000	per annum

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The units have been assessed as having EPC Ratings of 74 (Band C) for Building 1, 70 (Band C) for Building 2, 82 (Band D) Full reports available upon request.

VIEWING

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

RICS