Stafford Perkins
CHARTERED SURVEYORS

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Unit 7, Connect 10, Foster Road
Sevington, Ashford, Kent TN24 0FE



MODERN WORKSHOP/WAREHOUSE ACCOMMODATION

FOR SALE or TO LET

- Circa 1,800 sq.ft. (166m²)
- Close to M20 Motorway junction
- 6 meter eaves/10% roof lights
- 3.3 meter roller-shutter loading door
- 30kn/m² floor loading

Price: Offers sought in the region of £325,000 Plus VAT

Rent: £23,000 Plus VAT

STAFFORD PERKINS
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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 Connect 10 scheme is located on the southern side of Foster Road just west of its junction with Barrey Road on the Ashford Business Park, a mile south of Junction 10 of the M20 motorway on the edge of Ashford.
Ashford

DESCRIPTION

Unit 7 is centrally located within the Connect 10 development and forms a corner unit within a block of similar units. It provides some 1,795 sq.ft. of accommodation having a minimum eaves height of 19'10 rising to an apex of 24'6. There is an up-and-over electric door some 10'3 wide x 13' high in addition to a separate personnel door. The power floated concrete floor has a loading capacity of 30 kn per m². The unit benefits 10% rooflights and powder coated aluminium double glazed windows to ground and first floor. Our client has created an element of office and storage accommodation within the unit as well as a small kitchen area. The offices have been finished to a high standard having Category II lighting, suspended ceiling and are carpeted throughout. The warehouse benefits from sodium floodlights. Externally is an area of hardstanding laid to brick paviors for loading/unloading and car parking.

ACCOMMODATION

Workshop/Warehouse	1,795 sq.ft.
Office	80 sq.ft.
Office	99 sq.ft.
Kitchen	50 sq.ft.
Store	104 sq.ft.
Plus W.C.	

SERVICES

Mains water, gas and 3 Phase electrical supply (100 amp per Phase) are connected to the premises. There is a modern alarm system fitted which is responded to by a Control Centre.

BUSINESS RATES

The premises are described as 'workshop and premises', and have a rateable value of £19,500.
The uniform business rate multiplier for the year 2026/27 is 43.2p.

TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in the region of £325,000 plus VAT. Alternatively a new lease is available at a rent of £23,000 per annum plus VAT.

LEGAL COSTS

In the event of a sale each party will be responsible for their own legal costs in the transaction. If a lease is entered into the tenant will be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as a Band 'C' with an energy efficiency rating of 61.
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 purchasers.

RICS