

Unit 5, The Creative Enterprise Quarter

Javelin Way, Henwood Industrial Estate, Ashford TN24 8FN



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- EPC A Rating (Predicted Once Fitted Out)
- Suitable for a Variety of Uses Within Class E
- Electric Roller Shutter Door
- 3-Phase Electricity Supply (20kVA Supply approx.)

BUSINESS UNIT

TO LET

88.0 m² (947 sq ft) approx.

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LOCATION

The property is located in Ashford, approximately 50 miles south of London, 20 miles south east of Maidstone and 20 miles west of Dover.

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras of just 38 minutes.

SITUATION

The property forms part of The Creative Enterprise Quarter, a brand new Industrial Estate of 26 Business Units which incorporates the Internationally renowned Jasmine Vardimon Company and on site café.

DESCRIPTION

The property comprises a new single storey business unit finished to shell and core, and benefits from the following specification:

- EPC A Rating (predicted once fitted out)
- Electric Roller Shutter Door
- 3-Phase Electricity

Externally, the unit benefits from parking and loading on the forecourt to the front as well as a separately allocation of car parking space within the communal car park.

ACCOMMODATION

The unit has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	88.0	947

USE CLASS

The unit is deemed suitable for a variety of uses within Classes B2, B8 and E.

TERMS

The unit is available to let by way of new Full Repairing & Insuring Sub-Lease for a term to be agreed.

RENT

Our client is seeking a rent of £13,000 per annum per unit (exclusive of business rates, estate charges, insurances, and VAT).

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises £10,500

The tenant may benefit from small business rates relief. Further details available from the agent.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

FINANCE ACT 1989

Unless otherwise stated, prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PLANS

Any plans provided are for indicative purposes only and do not necessary represent the finished development.

LEGAL COSTS

Each party to bear their own.

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave
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Phil Hubbard
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CHARTERED SURVEYORS & ESTATE AGENTS



AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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