

Unit 19 (A6), Waterbrook Park

Arrowhead Road, Ashford, Kent TN24 0FL

- BREEAM Rated Modern Unit
- Air Conditioned First Floor Offices
- Electric Roller Shutter Door
- 3 Phase Electricity Supply
- 6.8m Eaves

INDUSTRIAL/ BUSINESS UNIT
TO LET

333.6 m² (3,590 sq ft) approx.

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 is situated on the Waterbrook Park Development, a mixed commercial/residential land holding close to Junction 10 / 10A of the M20.

DESCRIPTION

The property comprises a mid-terrace modern industrial/ warehouse unit constructed circa 2021.

It is arranged as a mix of full height and enclosed storage areas with modern first floor offices above. It is finished to a high specification and benefits from the following features:

- BREEAM Rating
- Air-Conditioned Offices
- 6.8m Eaves
- 3-Phase Electricity
- Floor Loading Capacity of 20kN/m²

The property benefits from parking and loading on the forecourt to the front of the unit as well as a separate allocation for car parking in the communal car park.

ACCOMMODATION

The property has the following approximate Floor Areas (GIA):

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	250.2	2,694
First	Offices	83.4	898
Total		333.6	3,590

USE CLASS

The property can be used within Use Classes B2, B8 & E(g)(iii).

TERMS

The property is available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent £37,500 per annum (exclusive of rates, service charge and VAT).

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

BUSINESS RATES

The property has been assessed as follows:

Warehouse and Premises £32,500

INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party to bear their own legal and professional costs.

EPC

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

PLANS

Copies of the floor plans 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.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenant's.

VIEWINGS

By appointment only via Sole Agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Danielle Thomson
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