

Unit 23, Waterbrook Park

Arrowhead Road, Ashford, Kent TN24 0FL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Modern Unit (BREEAM Rating)
- Planning Permission for Full Cover Mezzanine
- 6.8 m Eaves
- Electric Roller Shutter Door
- 3 Phase Electricity Supply

INDUSTRIAL / WAREHOUSE UNIT

TO LET

256.4 m² (2,760 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 130 acre mixed commercial / residential land holding close to Junction 10 / 10A of the M20.

DESCRIPTION

The property comprises a modern single storey industrial/ warehouse unit. It is finished to a modern specification and benefits from the following features:

- BREEAM Rating
- 6.8m Eaves
- Electric Roller Shutter Door
- 3-Phase Electricity
- Floor Loading Capacity of 20kN/m²
- Planning consent for full cover mezzanine

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 Gross Internal floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	256.4	2,760

USE CLASS

The property benefits from a flexible planning consent for B1(b), B1(c), B2 & B8 uses.

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 £32,500 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 £26,500

EPC

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

FINANCE ACT 1989

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

Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

LEGAL COSTS

Each party to bear their own.

PHOTOS

The photos depicted are for illustration purposes only and do not necessarily present the unit in question.

FLOOR 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.

VIEWINGS

By appointment via sole agents Sibley Pares Chartered Surveyors:

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