

# Unit 1, Great Engeham Farm

Woodchurch, Ashford, Kent TN26 3PU



- Let with Large Forecourt to the Front & Side
- New Industrial Grade Electric Sliding Gate at the Entrance
- Picturesque Rural Setting
- 5.75m Eaves | 8.75m Ridge

Warehouse/ Workshop

TO LET

480.0 m<sup>2</sup> (5,166 sq ft) approx.

## LOCATION

The property is located in Woodchurch, a picturesque and rural village approximately 8 miles to the south west of Ashford and 4 miles east of Tenterden.

## SITUATION

Great Engeham Farm is situated on the south side of Bethersden Road, around 1 mile from Woodchurch village.

## DESCRIPTION

The site comprises a mix of former agricultural buildings which are being adapted to create a modern industrial/ warehouse complex.

Unit 1 comprises an attached warehouse building of steel portal frame, having profile steel sheet elevations beneath a pitched fibre cement roof.

It is configured as an open warehouse/ workshop unit accessed by both a pedestrian entrance and roller shutter door. The unit has a concrete floor with an eaves height of approx. 5.75m, rising to 8.75m at the ridge.

It is connected to mains electricity, water and waste can be connected where required.

The site is accessed via a dedicated entrance from Bethersden Road which includes a new industrial grade sliding electric gate and security ditch.

## YARD

In addition to the building, the unit is to be let with an additional yard area to the front and side of the building.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Warehouse	480.0	5,166

## TERMS

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

## RENT

Our clients are seeking a rent of £33,500 per annum (exc).

## DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

## BUSINESS RATES

The property is not currently assessed for business rates. For the avoidance of doubt, Business Rates would form the responsibility of the tenant.

## ESTATE CHARGE

The Tenant will pay £150 per month (exc) towards the upkeep of the communal areas of the estate.

## INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium.

## USE

The property is considered suitable for uses within Classes B8 of the Use Classes Order 1987 (amended).

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## FINANCE ACT 1988

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## EPC

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

## PLANS

Any plans provided are for indicative purposes only and Tenants must satisfy themselves on the location of any boundaries prior to making any proposals.

## PHOTOS

Any internal photos shown are for illustrative purposes only.

## MISREPRESENTATIONS 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 Tenants. Therefore, all proposals will be subject to the necessary checks.

## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS  
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