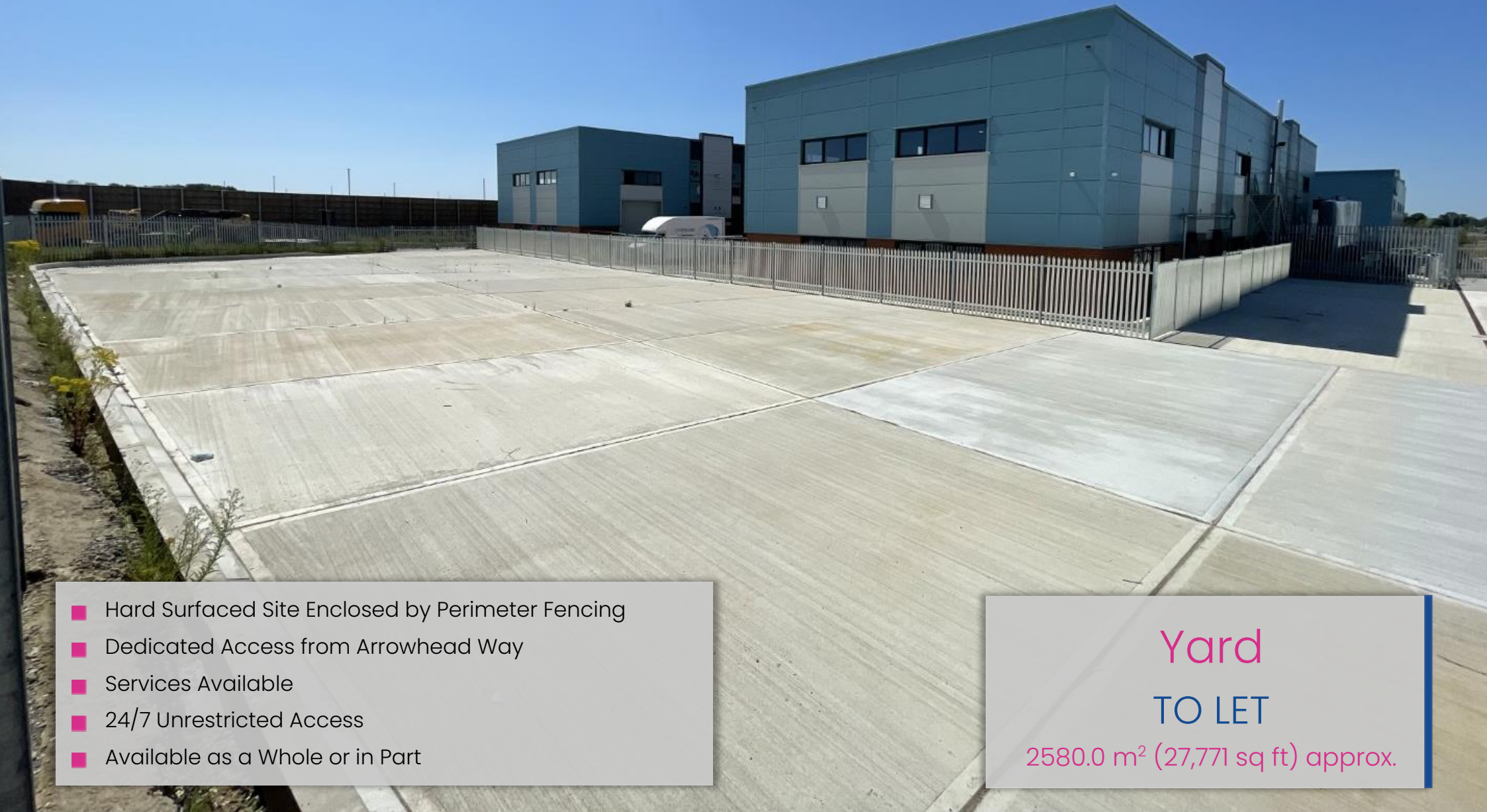


# Service Yard, Waterbrook Park

Arrowhead Road, Ashford, Kent TN24 0FL



- Hard Surfaced Site Enclosed by Perimeter Fencing
- Dedicated Access from Arrowhead Way
- Services Available
- 24/7 Unrestricted Access
- Available as a Whole or in Part

**Yard**  
**TO LET**  
2580.0 m<sup>2</sup> (27,771 sq ft) approx.

## LOCATION

The property is situated on the Waterbrook Park Development, a 130 acre mixed commercial/residential land holding close to Junction 10A of the M20 which provides direct access to the M20 and greater motorway network.

## DESCRIPTION

The property comprises a broadly level L-shape site which is laid to concrete and enclosed by perimeter fencing. It has dedicated entrance from Arrowhead way as well as secondary point of access via the estates rear car park.

## SERVICES

The site can be delivered with electricity, water and fibre optic broadband connectivity. Ask the agent for further information.

## ACCOMMODATION

The site extends to a total approximate area of 2580.0 m<sup>2</sup> (27,771 sq ft).

## TERMS

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

## RENT

Our client is seeking a rent of £50,000 per annum (exclusive).

## BUSINESS RATES

To be the responsibility of the Tenant.

## ESTATE CHARGE

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

## LEGAL COSTS

Each party to bear their own.

## FINANCE ACT 1988

Value Added Tax (VAT) will be payable on top of all figures quoted which is charged at the prevailing rate.

## PLANS & BOUNDARIES

Any plans and areas provided are for identification purposes only.

## 1967 MISREPRESENTATION ACT 1967

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

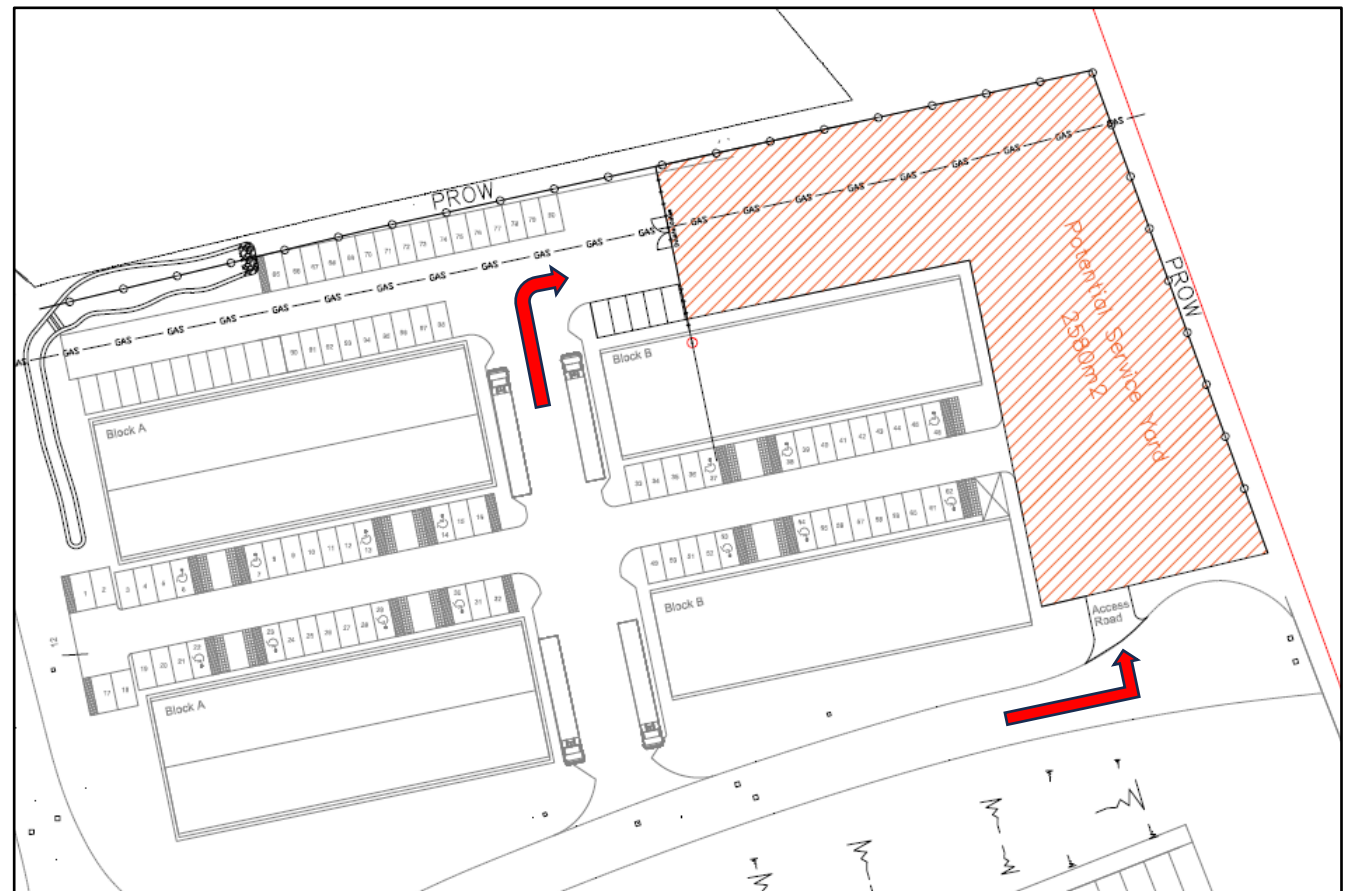
## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS

ned.gleave@sibleypares.co.uk

01233 629281





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