

Unit 4-5, Javelin Enterprise Park  
Javelin Way, Ashford, Kent, TN24 8DE



Industrial / Warehouse & Offices with Secure Yard TO LET

## Unit 4-5, Javelin Enterprise Park

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### Key Features

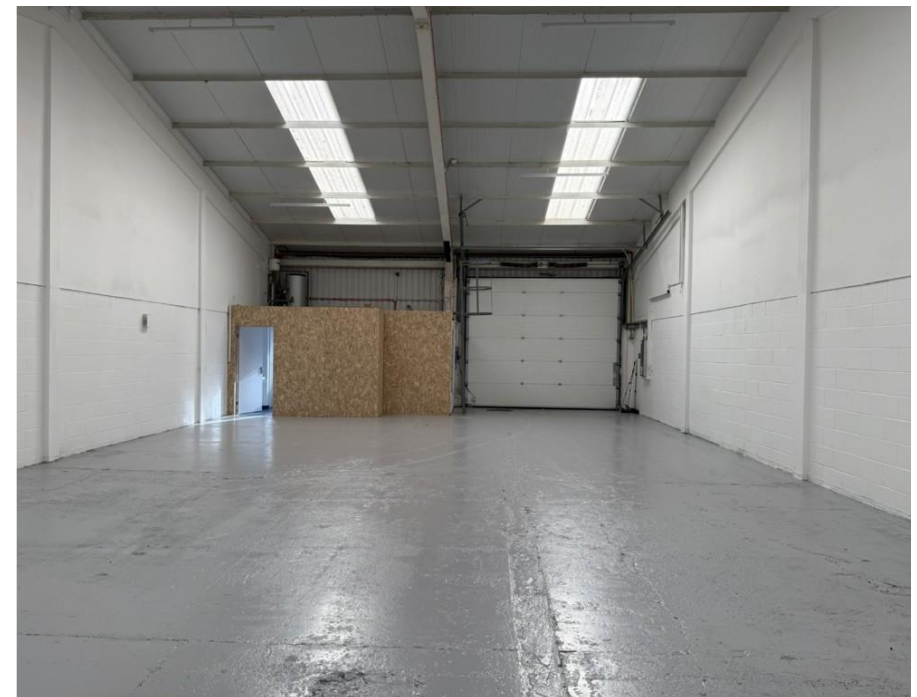
- Two Independent Units with Secure Yard / Compound
- Warehousing & Offices
- Excellent Access for Motorway Network
- Purpose Built First Floor Office
- Air Conditioned Offices
- 4.3m Eaves

### Description

TO LET ---- INDUSTRIAL UNITS WITH OFFICES ON SELF-CONTAINED SITE WITH SECURE COMPOUND

End of terrace industrial units with purpose built first floor offices over part meaning that approximately 2/3rd of the floor area has full height warehouse space.

The two units are independent but with the potential to combine and giving the benefit of a self-contained compound with yard area of approximately 7,900 sq ft.



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### Accommodation

The property is the end of terrace and therefore benefits from its own secure compound yard with the two units. The units themselves are mid and end terraced units of steel portal frame with profile sheet clad elevations benefitting from part glazed reception and up and over shutter doors. Unit 4 is an primarily open plan warehouse / production area space with reception office and disabled WC. Unit 5 has a purpose built air conditioned, first floor office level over approximately half of the floor space with the area under also fitted out as offices with receptions and full height storage in the remaining part access via the shutter door. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq M	Sq Ft
Unit 4		
Warehouse Area	174.40	1,880
Unit 5		
Warehouse Area	133.18	1,434
GF Offices	125.63	1,352
FF Offices	113.56	1,222
<b>Total</b>	<b>537.89</b>	<b>5,790</b>

Externally the yard area is approximately 7,900 sq ft.

The units have an eave height of approximately 4.3m.

### Rateable Value

Unit 4 RV £12,000 @ 49.9p in the £

Unit 5 RV £30,250 @ 49.9p in the £

Total rates payable £21,082.75 for the year 2025/26

### Rent

**£57,500 Per Annum Exclusive**

### Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

### VAT

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

### EPC

Unit 4 Rating B (27)

Unit 5 Rating B (44)

### Legal Costs

Each side to bear its own legal and professional costs

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## Location

The property is located at the back of the Henwood Industrial Estate in Ashford. Ashford is located in East Kent approximately 50 miles south east of Central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover. The town benefits from excellent road and rail communications. The M20 motorway provides direct access, via Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the South Coast. Ashford International Rail Station provides direct trains to London's St Pancras in 35 minutes.

What3Words Location:- <https://w3w.co/manual.labels.stream>

## For all Viewings and Enquiries contact:



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