

Unit 11, Willesborough Industrial Park

Kennington Road, Ashford, Kent TN24 0TD



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Refurbished to a Good Modern Specification
- Eligible for Small Business Rates Relief
- Suitable for Uses within B2, B8 & E (g)(iii)
- 3Phase Electricity

Industrial/ Business Unit
TO LET
117.2 m² (1,262 sq ft) approx.

Unit 11, Willesborough Industrial Park

Kennington Road, Ashford, Kent TN24 0TD

LOCATION

Ashford is a designated growth town located within East Kent, being 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 providing direct access, via Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network.

SITUATION

The unit is situated on the Willesborough Industrial Park, an established trading estate to the south east of Ashford Town Centre.

DESCRIPTION

The property comprises an industrial/ business unit of steel portal frame construction, having block elevations beneath a pitched insulated profile steel sheet roof incorporating translucent panels.

It is arranged as an open warehouse/ workshop area incorporating both male and female WCs and a kitchenette.

Having recently undergone refurbishment it is finished to a good modern specification having a painted concrete floor, sliding concertina loading door and modern lighting.

It is connected to all mains services including a 3phase electricity supply.

Externally, the units benefit from parking and loading on the hard standing to the front.

ACCOMMODATION

The unit has the following approximate Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	117.2	1,262

USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

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 £15,500 per annum (exclusive).

DEPOSIT

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

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £11,250

The unit therefore qualifies from Small Business Rates Relief (if eligible).

ESTATE CHARGE

The Landlord maintains the common parts of the estate and recovers a fair proportion of the total cost through the estate service charge.

The contribution for Unit 11 for the year ending 24 March 2026 is £1,908.84.

INSURANCE

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

The contribution for Unit 11 is currently £477.94.

LEGAL COSTS

Each party to bear their own legal and professional costs.

FINANCE ACT 1988

All figures are 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.

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

VIEWINGS

Strictly by prior appointment through agents:

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

Sibleypares.co.uk









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