

# Unit 29 (A4), Waterbrook Park

Arrowhead Road, Ashford, Kent TN24 0FL



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- BREEAM Rated Modern Unit
- Air Conditioned First Floor Offices
- Electric Roller Shutter Door
- 3 Phase Electricity Supply
- 6.8m Eaves

**INDUSTRIAL / BUSINESS UNIT**

**TO LET**

256.4 m<sup>2</sup> (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 an end terrace modern industrial/ warehouse unit constructed circa 2021. It is arranged as full height storage areas incorporating office and staff areas. It is finished to a high specification and benefits from the following features:

- BREEAM Rating
- Air-Conditioning
- 6.8m Eaves
- 3-Phase Electricity
- Floor Loading Capacity of 20kN/m<sup>2</sup>

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 <sup>2</sup> )	Area (sq ft)
Ground	Warehouse	256.4	2,760

## USE CLASS

The property can be used within Use Classes B2, B8 & E(g)(iii).

## 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).

## 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      £28,750

## INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

## FINANCE ACT 1989

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

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## EPC

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

## 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.

## TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenant's.

## VIEWINGS

By appointment only via Sole Agents:

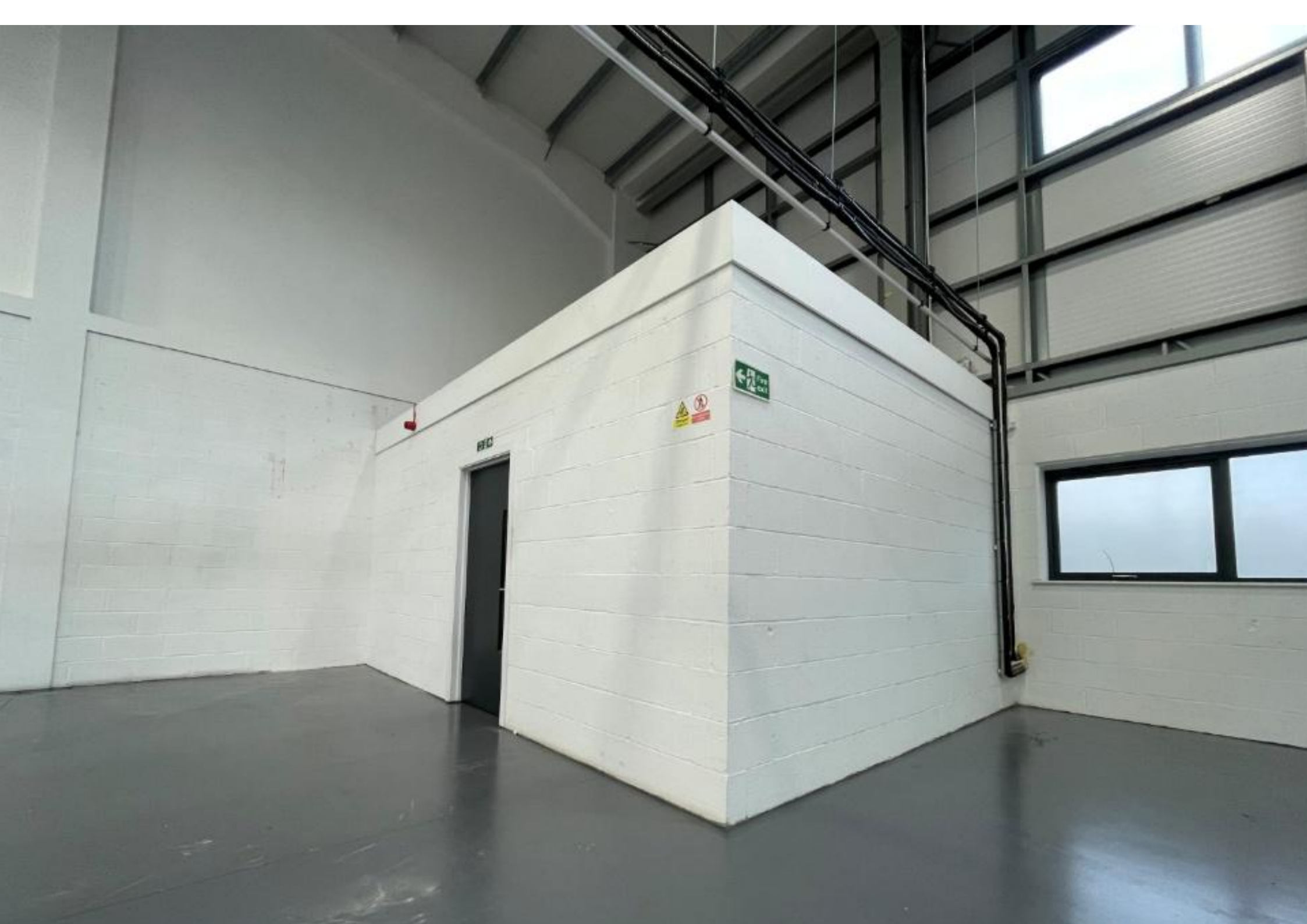
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