

Unit 7, Stafford Close

Fairwood Industrial Park, Leacon Road, Ashford, Kent TN23 4TT



- Modern Business Unit
- 5.00m Eaves | 6.20m Ridge
- Roller Shutter Door
- 3 Phase Electricity Supply

INDUSTRIAL / WAREHOUSE UNIT
TO LET

114.5 m² (1,232 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.

SITUATION

It is situated on the Fairwood Industrial Park, an established trading estate half a mile west of the town centre.

DESCRIPTION

The property comprises an end terrace modern industrial/ warehouse unit of steel portal frame construction, having brick elevations with insulated profile steel sheet cladding and an insulated profile steel sheet roof incorporating translucent panels.

The unit is arranged as an open warehouse/workshop incorporating a WC and shower room, and benefitting from the following specification:

- Up and Over Shutter Door
- Painted Concrete Floor
- 5.0m Eaves
- 6.2m Ridge
- 3-Phase Electricity

The property benefits from parking and loading on the forecourt to the front.

ACCOMMODATION

The property has the following approx. floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	114.5	1,232

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 £16,000 per annum (exclusive).

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The current allocation for the property is £2,203.66 (exc).

BUSINESS RATES

The property has been assessed as follows:



INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium. The current allocation for the property is £285.02 for the year.

USE CLASS

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

Motor Trade uses are prohibited

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT) which would be charged at the prevailing rate.

EPC

A copy of the Energy Performance Certificate 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.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VIEWINGS

By appointment only via sole agents Sibley Pares:

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

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