

Industrial

UNIT 5 | FAIRWOOD INDUSTRIAL ESTATE

Suffolk Drive, Ashford, TN23 4FD

Images coming soon

UNIT 5 | 6,565 SQ FT

Unit 5 provides 6,565 sq ft of high-quality industrial accommodation, recently refurbished to a modern specification.

Unit 5 provides 6,565 sq ft of high-quality industrial accommodation, recently refurbished to a modern specification. It includes level access loading, ample yard space, and integrated office and welfare facilities. With a 6m eaves height and flexible layout, the unit is ideal for trade, storage, or light manufacturing. Located just 0.7 miles from Ashford International Rail Station and 2.1 miles from Junction 9 of the M20, Unit 2 provides excellent connectivity to London, the Channel Tunnel, and the wider South East.

Lease Type

New

Images coming soon

✓ Unit Summary

- ☒ EPC B
- ☒ Close to Transport
- ☒ Car Parking
- ☒ Eaves height of 6m
- ☒ Yard Space
- ☒ Office Accommodation

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£73,854.01	£11.25
Rates	Not specified	Not specified
Service Charge	£3,222.01	£0.49
Insurance	£1,432.31	£0.22
Total Cost	£82,179.57	£12.52

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located in Ashford, Fairwood Industrial Estate sits just 2 miles from Junction 9 of the M20, providing fast access to London, Maidstone, and the Channel ports via the A20 and M20 corridor.



Road
M20: 2 miles



Airport
London Gatwick Airport: 55 miles



Rail
Ashford International Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (29)

Key Contact



Connie Snowie
Senior Asset Manager

"Connie is an Asset Manager based in the South."



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