

Unit 3, The Oak Trees Business Park

The Courtyard, Orbital Park, Ashford, Kent TN24 0SY



- Situated on an Established & Popular Business Park
- Modern Air Conditioned Specification
- Recently Refurbished
- EPC Assessed within Band B (43)
- Rare Opportunity to Acquire a Freehold

Modern Business Unit
FOR SALE

191.0 m² to (2,056 sq ft) approx.

Location

Having established itself as an international commercial hub, Ashford is a designated growth town within East Kent. The town benefits from excellent communications; with Ashford International Station providing High Speed rail services to London St Pancras of around 35 minutes.

Situation

The property is situated on The Oak Trees Business Park, a modern industrial/ office development constructed within the past 15 years.

It is positioned on the Orbital Park, an established trading estate popular with office, industrial, trade counter, motor trade and retail warehouse occupiers positioned just off Junctions 10 and 10a of the M20 Motorway and conveniently accessed from the A2070 dual carriageway.

Description

The property comprises a mid-terrace industrial/ office building of steel frame construction, with high quality mini rib cladding beneath a pitched insulated roof.

It is arranged as storage areas, a meeting room, kitchen and both male and female WCs on the ground floor with open plan offices above.

The property is finished to a good modern specification, the ground floor having a mix of concrete and newly carpeted flooring, dry lined and plastered walls and ceilings, mounted air conditioning units and modern lighting. It is accessed from both a pedestrian entrance and up and over electric roller shutter door connecting the storage areas.

The offices having a suspended ceiling incorporating LED light boxes, air conditioning and carpeted flooring.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Stores, Staff & Offices	96.0	1,034
First	Offices	94.9	1,022
Total		191.0	2,056

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

Title

The property is owned Freehold on Title K912962.

Terms

We are instructed to sell the freehold interest in the property with vacant possession.

Price

Our clients are seeking offers in the region of £325,000 on an unconditional basis.

Business Rates

The property has been assessed as follows:

Warehouse & Premises: £28,500

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £12,312 before any relief schemes.

Estate Charge

There is an estate charge payable for the upkeep and maintenance of the communal areas. The most recent yearly allocation was £626.25.

EPC

The property has been assessed within Band B (43).

Use

The property can be used within Use Classes B2, B8 & E(g)(iii), formerly B1.

VAT

The property is elected for Value Added Tax (VAT).

Legal Costs

Each party are to bear their own legal and professional costs.

Plans & Boundaries

Any plans provided are for identification purposes only and interested parties should satisfy themselves on the location of external or internal boundaries.

Photos

The photos were taken in June 2026.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Purchaser Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

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

sibleypares.co.uk







A wooden cabinet with two doors and silver handles, mounted on the wall above the counter.

A red fire blanket mounted on the wall, with the text "FIRE BLANKET" visible.

A long, dark-colored countertop supported by metal legs, featuring a sink and various kitchen appliances.

A stainless steel sink with a chrome faucet, mounted on the counter. Below the counter, there are pipes and a blue bucket.

A red fire extinguisher mounted on the wall below the counter.

A wooden door with a vertical window, set in a white frame.

Two metal shelving units with blue frames and silver shelves, positioned against the wall.

A doorway leading to another room, with a white door and a sign above it.

Two rectangular fluorescent light fixtures mounted on the ceiling.

A white smoke detector mounted on the ceiling.

A white structural column or support beam on the left side of the room.













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