

**MODERN INDUSTRIAL/WAREHOUSE  
FACILITY ON A 0.63 HECTARE SITE**

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**Unit J1,  
Dencora Way,  
Leacon Road,  
Ashford,  
Kent TN23 4FH**

Modern industrial/warehouse facility with secure yard on 0.63 hectare site

1,760 sq m (18,945 sq ft )

**TO LET**

- ▶ DETACHED MODERN AND REFURBISHED BUILDING ON 0.63 HECTARE SITE
- ▶ LARGE SECURED YARD PLUS ADDITIONAL SECURED YARD OF 570 SQ M IF REQUIRED
- ▶ 6M EAVES
- ▶ EASY ACCESS TO J9 OF THE M20 MOTORWAY



## Location

The property is located on Dencora Way the southern side of Leacon Road which leads onto the Victoria Way link road joining Brookfield Road and the A28 Chart Road roundabout in Ashford town centre, adjacent to the International Railway Station.

It is approximately 1km west of Ashford town centre and approximately 1.6km from junction 9 of the M20.

Ashford is centrally located within the county of Kent and benefits from an excellent communication network via the A20/M20 and mainline railways, in particular the high speed service which makes London some 38 minutes distant.

This unit is located in one of Ashford's most established and thriving industrial estates, the majority of the units having been constructed in the last 20 years.

## Description

The property comprises a detached modern and recently refurbished industrial/warehouse unit of steel portal frame construction and unit providing approximately 18,945 sq ft (1,760 sq m) of clear industrial/warehousing accommodation on a site of approximately 0.63 hectares (1.56 acres).

It benefits from an eaves height of 6m, has insulated up and over loading doors and an area of office accommodation as well as staff and WC facilities.

Externally is a large secure yard laid to concrete for open storage, loading/unloading and car parking with access from Dencora Way.

There is also a separate adjacent secured and surfaced yard (shown outlined in blue on the site plan) of approx. 570 sq m (6,135 sq ft) available if required.

## Tenure

The property is available to let on full repairing and insuring terms at an initial rent of **£236,500** per annum exclusive. VAT will be charged.

## Rates

The property's current assessment includes an adjoining building so will have to be separately assessed.

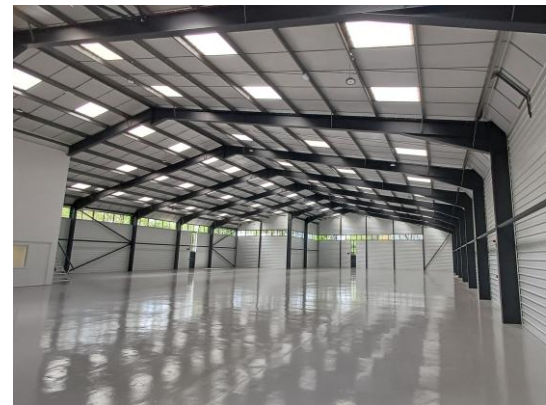
## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

The property has an energy performance rating of C-68.

**NB:** The adjoining building is available to rent and could be combined to provide a total gross internal area of approximately 2,949 sq m (31,745 sq ft) on a total site of approximately 0.92 hectares (2.29 acres).



## Viewing

By appointment, please contact:  
the joint letting agents:

**CAXTONS**  
Vaughan Hughes  
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