

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Unit F Chilmington Works Great Chart, Ashford, TN23 3DR



### WORKSHOP/WAREHOUSE ACCOMMODATION

### TO LET

- 1,491 sq.ft.
- 3-Phase Electricity
- Immediate Availability
- New lease available

**Rent: £12,000 per annum exclusive**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## **LOCATION**

This property is located on the Chilmington Works Estate which lies approximately 2 miles south-west of Ashford town centre just south of the main Ashford – Tenterden (A28) road. It is an out of town location and as such is not suitable for frequent access by HGVs.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## **DESCRIPTION**

The unit is of steel frame mono pitch design and benefits from an eaves height of 12ft5in rising to a maximum of 16ft 10in. There is a roller shutter door 13ft wide by 12ft high as well as a separate personnel door and WC facilities. Externally there is generous concrete hardstanding for car parking and loading/unloading.

## **ACCOMMODATION**

Unit F 1,491 sq.ft.

## **SERVICES**

Mains water and electricity including a 3-phase supply are connected to the premises.

## **BUSINESS RATES**

The premises have a rateable value of £6,700.

The uniform business rate multiplier for the year 2019/20 is 49.1p.

## **TERMS**

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £12,000 per annum exclusive.

## **LEGAL COSTS**

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## **ENERGY PERFORMANCE CERTIFICATE**

The premises have an energy efficiency rating of 72 (Band C) Full Certificate and report available on request.

## **VIEWING**

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

## **CODE OF PRACTICE**

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.