

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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

## The Former Telemecanique, 15 Henwood, Ashford, Kent TN24 8DT



### OFFICE ACCOMMODATION WITH PARKING

#### TO LET

- Remainder/Offices 14,000 sq ft
- Site area 4.169 acre
- All mains services
- Immediate occupation/new lease available
- May split/short term occupancy

**Rent Sought: POA**

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 site is located at the top north west corner of the Henwood Industrial Estate immediate adjacent to the M20 motorway. The Henwood estate is a busy and well-established location having easy access to junctions 9 and 10 of the M20 motorway. It is located north east of Ashford town centre within walking distance of around ½ mile. Ashford, one of Kent’s designated growth centres currently has a population of approximately 75,000 inhabitants and is set to grow substantially within the next 20 years. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways. Ashford International Passenger Station gives direct access to Northern Continental Europe via Eurostar and London is some 38 minutes distant via HS1. The Henwood Industrial Estate is a thriving and well-established estate housing many local and national firms.

**DESCRIPTION**

This site of 4.169 acres comprises a little over 64,000 sq ft of built accommodation, a little under 35,000 sq ft being contained in the low bay warehouse having minimum eaves height of some 14 ft 4” rising to a maximum 16 ft 6”. This benefits from one roller door to floor level and one level loading bay. There is adjoining/interconnecting high bay warehouse providing a little over 15,000 sq ft of accommodation having minimum eaves height of 22 ft 1” rising to a maximum of 28ft 11”. It also benefits from a 5 tonne gantry crane and both units are heated by a blown warm air system. The remainder of the built space generally comprises of office accommodation totalling some 14,072 sq ft on ground and first floor. Externally there are large areas of concrete and tarmac hardstanding providing vehicle parking and circulation space. The site is securely fenced and gated.

**ACCOMMODATION**

Low Bay Warehouse	34,808 sq ft - <b>LET</b>
High Bay Warehouse	15,251 sq ft – <b>UNDER OFFER</b>
Remainder/Offices	14,072 sq ft
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Total	64,131 sq ft
Site Area	4.169 acres



**SERVICES**

All mains services including a 3 Phase electrical supply are connected to the premises.

**RATEABLE VALUE**

The premises are assessed at a Rateable Value of £205,000, the current uniform business rate multiplier for the year 2020/21 being 50.4p.

**TERMS**

The premises are available by way of a new FRI lease for the whole or the site could be potentially split depending on requirements, covenant strength and physical ability. A rent in the order of £300,000 is being sought for the whole building and our client may be willing to look at short term lets in the interim.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE**

The premises has an Energy Efficiency Rating of 83 (Band D). Full report available upon request.

**VIEWING**

Strictly by appointment through the agent 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.