

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit D, Chilmington Works, Great Chart, Ashford, TN23 3DR



WORKSHOP/WAREHOUSE

TO LET

- Approximately 1,000 sq.ft. (93 sq.m)
- 3-phase electricity
- Available February 2022
- New lease available
- No motor trade

Rent: £9,000 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

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 two 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

This unit forms one half of a pair of similar units of steel framed, brick built construction under a concrete interlocking tile roof. It provides approximately 1,000 sq.ft. of workshop/warehouse accommodation accessed via a steel roller shutter door 9ft 6" high by 9ft 2" wide and separate personnel door. WC facilities are provided within the unit, which also benefits from a small area of mezzanine floor currently used as office accommodation.

ACCOMMODATION

Workshop/Warehouse 1,000 sq.ft. (93 sq.m)

SERVICES

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

BUSINESS RATES

The premises have a rateable value of £4,100.

The uniform business rate multiplier for the year 2021/22 is 49.9p. Small Business Rate Relief may be available for qualifying occupiers.

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 £9,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit D has been assessed as having an EPC Rating of 120 (Band E). Full Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0795-2426-1230-9590-7203>

VIEWING

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

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.