

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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

Units 4 & 5, Westgate Industrial Estate, Newchurch,  
Romney Marsh, Ashford, Kent, TN29 0DZ



**RURALLY LOCATED INDUSTRIAL/WAREHOUSE ACCOMMODATION**

**WITH GENEROUS HARDSTANDING**

**TO LET**

- Circa 4,000 sq ft to 20,000 sq ft
- Two units available as a whole or can be split
- New lease/immediate availability
- Generous hardstanding
- 3 Phase electricity

**Rent Sought: From £20,000 - £75,000 per annum plus VAT**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

The Westgate Estate is located on the northern side of the street on the eastern side of the village of Newchurch, a small village of some 300 inhabitants which is located in the heart of the Romney Marsh, approximately 4 miles north of New Romney and 7 miles south west of Ashford. Whilst this is not considered an ideal location for premises of this nature, it is now well established and access is vastly improved by the A2070 Ashford Brenzett trunk road which is some 3 miles to the west and gives direct access to Ashford and the motorway network.

Ashford has a population of approximately 74000 inhabitants, is centrally located within the County and benefits 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 now only 38 minutes distant via HS1.

## DESCRIPTION

This site of approximately 4 acres is roughly rectangular in shape with 45,000 sq ft of built industrial accommodation. The majority of the site has now been let, and there are now two units available on the left hand side of the estate, which can be taken as a whole or split. Unit 4 is approximately 4,000 sq ft which currently has a similar size mezzanine which could be contained in whole or part if required. Alongside this is Unit 5, where there is approximately 13,000 sq ft of accommodation along with mezzanine accommodation of some 2,500 sq ft and this could be divided if required. Externally there are large areas of concrete hardstanding which can be included with the various units. The site benefits from fire/intruder alarms and 24/7 monitored CCTV, and there is a service charge payable for the upkeep and maintenance of the common areas on the estate. Please note - there is a planning condition that restricts the trading hours on site to Monday – Friday 8:00am – 5:30pm and Saturdays 9:00-12:30pm, other than for maintenance, cleaning and office work. Further details available upon request.

## ACCOMMODATION

### Unit 4 – Northern Warehouse -

Warehouse	4,255 sq ft
Mezzanine	3,387 sq ft

### Unit 5 – Middle Warehouse -

Warehouse	9,103 sq ft
Mezzanine	2,428 sq ft
Kitchen	153 sq ft
Staff Room	466 sq ft
1 <sup>st</sup> Floor Offices	467 sq ft

## SERVICES

Mains water and electricity, including a 3 Phase supply are connected to the premises. We believe drainage is via a private system.

## BUSINESS RATES

The rateable value of each unit is listed below. The business rate multiplier for the year 2021/22 is 49.9p.

Unit 4 - £21,750

Unit 5 - £58,000 (standard business rate multiplier of £51.2p)

## TERMS

The premises are available by way of a new FRI leases the terms of which are negotiable however, the following rents are being sought:-

Unit 4 -	£20,000 per annum
Unit 5 -	£55,000 per annum

There is also a service charge payable. Further details upon request.

### LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs in the transaction.

### ENERGY PERFORMANCE CERTIFICATE

The units have been assessed as having EPC Ratings of 82 (Band D) for Building C - Unit 4 and 79 (Band D) for Building D - Unit 5. Full reports available upon 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.

#### Unit 5:





Unit 4:

