

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 9 The Oak Trees Business Park Orbital Park, Ashford TN24 0SY



GROUND FLOOR WORKSHOP/WAREHOUSE

TO LET

- 1,001 sq.ft.
- All Main Services
- Immediate Availability
- New lease available

Rent: £8,400 per annum plus VAT

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

The Oak Trees Business Park is located towards the western end of Orbital Business Park just south of Junction 10 of the M20, approximately $\frac{3}{4}$ mile south east of Ashford town centre. Ashford is centrally located within the County and benefits from a fine communications network via the A20/M20 and five mainline railways. It currently has a population of approximately 54,000 inhabitants. The International Passenger Station gives direct access to Northern Continental Europe and following completion of the CTRL, London is some 38 minutes distant by HS1. The Orbital Business Park is a thriving and established centre of commerce.

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 is a courtyard development comprising two terraces of steel framed units being finished to a high standard in insulated microrib steel cladding. Unit 9 benefits from a folding up-and-over door and comprises the ground floor only; the upper floor offices are let separately. The workshop/storage accommodation has an eaves height of 8ft 2in, the ceiling finished to suspended ceiling tiles with LED concealed lighting. There are WC facilities and a small reception/office area of some 100 sq.ft. There are two car parking spaces to the front of the unit.

ACCOMMODATION

Workshop/Warehous 1,001 sq.ft. (93 sq.m)

SERVICES

All main services are connected to the premises including a 3-phase electrical supply.

BUSINESS RATES

The premises have a rateable value of £5,200.

The uniform business rate multiplier for the year 2021/22 is 49.9p.

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 £8,400 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 46 (Band B). Full copy of the certificate and recommendation report can be found at <https://find-energy-certificate.digital.communities.gov.uk/>

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 prospective tenants.

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.