

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Compound 2, Southdown Enterprise Park Brunswick Rd, Ashford, TN23 1AJ

**W3W: moved.slug.basin**



**SECURE COMPOUND**

**TO LET**

- A little over 600 sq yards
- Immediate Availability
- New Lease

**Rent: £8,500 per annum Plus VAT**

**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

The Southdown Enterprise Park lies on the southern side of Brunswick Road on the Cobbs Wood Industrial Estate approximately 1 mile south-west of Ashford town centre. This industrial estate enjoys close proximity to Junction 9 of the M20 and the A28, giving good access.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This is a roughly rectangular, level and secure pound of approximately 614 sq yards (510 m<sup>2</sup>)

## ACCOMMODATION

Secure compound of a little over 614 sq yards. (510m<sup>2</sup>)

## BUSINESS RATES

The Valuation Office Agency website lists the site as having a rateable value of £5,800. The uniform business rate multiplier is 49.9p for the year 2023/24.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable and a rent of £8,500 per annum plus VAT is being sought.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## ENERGY PERFORMANCE CERTIFICATE

Not applicable.

## 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.

