

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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

Unit 2B, Wissenden Corner, Wissenden Lane,  
Bethersden, Ashford, Kent TN26 3EL

W3W: [fires.spooned.wasps](http://fires.spooned.wasps)



**RURALLY LOCATED WORKSHOP ACCOMMODATION**

**TO LET**

- 2,142 Sq.ft.
- Generous Car Parking
- 10ft 2in eaves, 16ft 2in apex
- New Lease Available
- NO MOTOR TRADE

**Rent: £16,000 Per Annum**

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

Wissenden Corner Industrial Estate is located adjacent to the junction of Wissenden Lane and Tuesnoad Lane, approximately one and a half miles north-west of Bethersden and four miles south of Pluckley. This is an extremely rural location, not suitable for heavy goods vehicles.

Bethersden, a village of roughly 1,500 inhabitants, is located some six miles south-west of Ashford, the nearest large town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 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

Unit 2B is a little under 2,150 sq.ft. and provides workshop/storage accommodation having an eaves height of some 10ft 2in rising to an apex of 16ft 2in. It benefits from two WCs and a small kitchen area along with a roller shutter door and separate personnel door. The unit benefits from a concrete floor; however it does have a slight slope, and whilst there is some natural light, this is augmented by multiple fluorescent strip lights.

Externally there is a good amount of concrete hardstanding for loading/unloading and car parking. The unit does benefit from a small covered loading area.

## ACCOMMODATION

Workshop/Warehouse 2,142 sq.ft.

Plus WCs.

## SERVICES

Mains Water and Electricity are connected to the premises and 3-phase electricity can be made available. Drainage is to a private system.

## BUSINESS RATES

The Premises will require separate assessment following sub-division of the building; however we estimate that the rateable value will be in the order of £11,000 and accordingly subject to status occupiers should be able to benefit from Small Business Rate Relief. The current uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

The premises are available by way of a new Fully Repairing and Insuring lease, the terms of which are negotiable. A rent in the region of £16,000 per annum is being sought.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of 87 (Band D). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>.

## VIEWING

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

## ANTI MONEY LAUNDERING REGULATIONS

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

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