

Unit 3 Brookfield Industrial Estate Leacon Road, Ashford TN23 4TU



15,000 sq.ft. WAREHOUSE

FOR SALE or TO LET

- 3-Phase Electricity supply
- 25ft Eaves height
- Full-height roller-shutter door.
- Large Yard Area
- Less than 1.5 miles to M20 Junction 9

£2.4m freehold, or £150,000 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

Brookfield Industrial Estate is situated on the west side of Ashford within 1.5 miles of junction 9 of the M20. It lies on Leacon Road which itself is off Brookfield Road, behind the Matalan store (A28) and adjoins Fairwood Industrial Park.

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

Unit 3 forms part of a four-unit terrace, they are of steel portal frame construction with part block-work, part insulated metal clad elevations under a new, pitched roof incorporating roof lights. The eaves height is approximately 7.8m (25ft 6ins) rising to 11.2m (39ft 9ins) at the ridge, having a full height roller-shutter style door with good access off a large yard which can be used for loading and HGV parking. There are two storey offices to the front which are open plan and benefit from carpeting, heating and WCs. The unit is shortly to be reconfigured, following subdivision.

ACCOMMODATION

Ground Floor:	Workshop/Warehouse/Offices	13,727 sq.ft.
First Floor:	Offices	<u>1,221 sq.ft.</u>
		14,948 sq.ft. *

*Areas are approximate – to be confirmed following building works.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises are currently assessed with the front unit and have a joint rateable value of £148,000. This will need to be reassessed when in separate occupation; it is estimated to be £109,000.

The uniform business rate multiplier for the year 2023/24 is 51.2p.

TERMS

The freehold interest with vacant possession on completion is available. Offers are being sought in the region of £2,400,000 plus VAT.

The premises are also available by way of a new fully repairing and insuring lease or leases, the terms of which are negotiable. Rent to be £150,000 per annum plus VAT.

LEGAL COSTS

In the event of a sale each party will be responsible for their own legal costs. However, the ingoing tenant is to be responsible for the landlord's reasonable legal costs in preparing a lease.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of (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

ANTI MONEY LAUNDERING REGULATIONS

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