

# Stafford Perkins

CHARTERED SURVEYORS

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

Unit 10 Heron Business Centre,  
Henwood Industrial Estate, Ashford, Kent TN24 8DH  
**W3W: /// just.agreed.forced**



**USEFUL INDUSTRIAL UNIT WITH SECURE YARD ON ESTABLISHED ESTATE CLOSE TO M20**

**TO LET**

- 6,040 sq.ft.
- Secure yard of 1/8<sup>th</sup> acre (612 sq. yards)
- 14' eaves height.
- Available June 2024

**Rent: £63,000 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 Heron Business Centre is located on the busy and well-established Henwood Industrial Estate, just a mile from Ashford town centre and with easy access to Junction 10 of the M20 motorway which passes through the town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

## DESCRIPTION

Unit 10 comprises of two adjoining bays of a larger former factory property that has subsequently been sub-divided and redeveloped, with each bay providing some 3,020 sq.ft., giving 6,040 sq.ft. in total. The building is of steel framed construction under a steel trussed roof having insulated profiled fibre asbestos cement cladding to the upper elevation. The exterior elevation has been re-clad in profiled insulated steel cladding and the party walls are of concrete blockwork to full height. The unit benefits from concrete floors and skylights within the roof augmenting the mercury/LED floodlights. The height beneath the steel truss is 14', however a maximum height of 19'10" is available at the apex. The unit is accessed via a roller shutter door approximately 14' high by 14' wide. There is an additional roller shutter door to the side elevation giving further access.

Within the unit are male and female WCs. Externally there is an area of secure hardstanding totalling some 350 sq. yards of hardstanding; however, this is on a sloping site.

No motor trade uses are permitted on the estate.

## ACCOMMODATION

Workshop/Warehouse                      6,040 sq.ft.

## SERVICES

Mains services including a 3-phase (100-amp per phase) electricity supply are connected to the premises along with water, drainage and gas.

## ENERGY PERFORMANCE CERTIFICATE

This unit is assessed as having an energy performance rating of E (108). Full certificate and report can be seen at <https://find-energycertificate.digital.communities.gov.uk/>

## BUSINESS RATES

The premises have a Rateable Value of £41,250. The uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

A new fully repairing and insuring lease available on terms by agreement at a commencing rent of £63,000 per annum plus VAT.

## LEGAL COSTS

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

## 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.

