

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 14/15, New Luckhurst Farm, Smarden Road,
Bethersden, Kent TN27 8QT

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TO LET

- Circa 4,600 sq.ft. sq.ft. (Could be Split)
- 3-phase electricity
- Eaves height 11ft 6in rising to 15ft 7in apex
- 2 up-and-over access doors.
- New lease available

Rent: £32,250 per annum exclusive

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

New Luckhurst Farm is located on the southern side of the Bethersden Road, accessible from Bull Lane which is approximately 3 miles from the Ashford Road (A28) and around 1.5 miles from the centre of the village of Smarden. It is approximately 12 miles south-east of Maidstone and 8 miles west of Ashford. There are rail stations at nearby Pluckley and Headcorn for trains to London or to Ashford International station. At Ashford two junctions of the M20 give access to the national motorway network.

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 building of steel portal frame construction provides a little under 4,600 sq.ft of accommodation. It has insulated profiled steel cladding to upper elevations and roof, with cavity block construction to lower elevations and accordingly is extremely thermal-efficient. It has high level glazing to the up-and-over folding doors and one elevation which is augmented by high bay LED floodlights. The building benefits from two up-and-over shutter doors approximately 12ft8in wide by 10ft 3in high, each containing a wicket gate. The building has an eaves height of 11ft 6in rising to an apex of 15ft 7in. WC facilities are provided externally in a separate building, with each tenant on the estate having their own WC which along with the other security on the estate is controlled via proximity access swipes. Whilst this unit is available as a whole it could be split to provide two separate units.

ACCOMMODATION

Workshop/Warehouse 4,597 sq.ft.

SERVICES

Mains water and electricity are connected to the building including a 3-phase supply which is separately metered.

BUSINESS RATES

The premises are not currently assessed, however, any ingoing tenant will be liable if business rates are applicable. The uniform business rate multiplier for the year 2024/25 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 £32,250 per annum exclusive.

LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

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.

