

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

Unit 7 Stafford Close, Fairwood Industrial Park,  
Leacon Road, Ashford, Kent TN23 4TT

W3W

[grand.tilt.poet](mailto:grand.tilt.poet)



**END-TERRACED LIGHT INDUSTRIAL WORKSHOP/WAREHOUSE**

**TO LET**

- Immediate availability
- All main services connected
- Eaves height 15ft 10"
- 1,209 sq.ft

**Rent: £17,000 per annum plus VAT**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

Stafford Close is located on the Fairwood Industrial Park which is on the west side of Ashford having access to junction 9 of the M20 approximately 1½ miles away. Leacon Road/Victoria Way now provides direct access to central Ashford a little over a quarter of a mile away and this is an established and busy industrial estate having a variety of trade counter type users.

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 end-terraced unit is of steel portal frame and dates back to the mid-1980s. It provides 1,209 sq.ft of ground floor workshop/storage accommodation and a minimum eaves height of some 15 ft 10". Externally there is concrete hardstanding for loading/unloading and car parking.

## ACCOMMODATION

Workshop/Warehouse  
1,209 sq. ft. including WC

## SERVICES

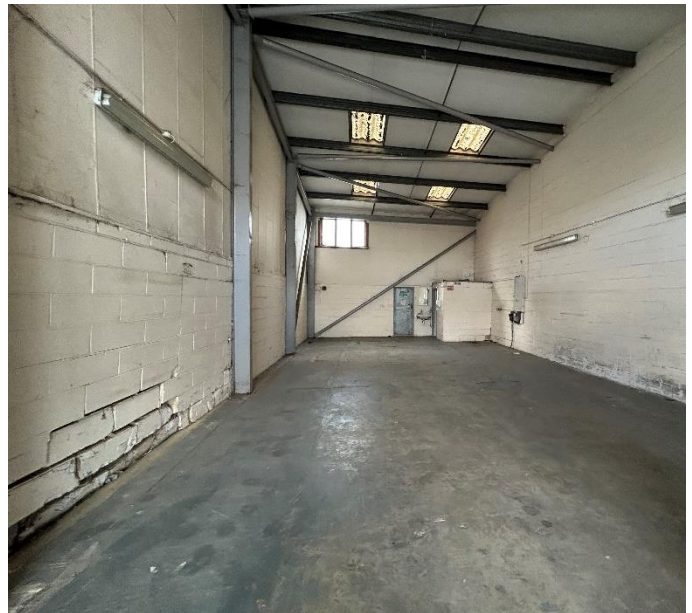
All main services including a 3-Phase electrical supply are connected to the premises. (There gas supply but no meter installed)

## BUSINESS RATES

The premises are assessed "Warehouse and Premises" and have a rateable value of £12,500, the uniform business rate multiplier for the year 2024/25 being 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 £17,000 per annum plus VAT. In addition, annual Buildings Insurance premium is payable, and there is also a service charge payable for the upkeep of the estate.



## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed with an energy efficiency rating of 79 (Band D).

The full Energy Performance Certificate and recommendation report can be found at:

<https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN23+4TT>

## 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.