

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 5, Hendon Barn
Redbrook St. Woodchurch, Kent TN26 3QP

W3W: molars.openly.reacting



RURALLY LOCATED WAREHOUSE ACCOMMODATION

TO LET

- Circa 6,000 sq.ft. with generous parking
- 14ft 8in eaves height rising to 23ft 5in apex
- 3-phase electricity
- Immediate availability

Rent Sought: £35,000 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

Unit 5 Hendon Barn is located on the southern side of Redbrook Street, midway between its junctions with Bethersden Road and Shadoxhurst Road approximately 7 miles south-west of Ashford town centre and some 5 miles north-east of Tenterden.

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 unit of steel portal frame construction has full height profiled insulated steel cladding to all elevations and roof and benefits from skylights within the roof. It has a power-floated concrete floor, a separate personnel door and an electric roller shutter door some 17ft 6in wide by 18ft high. Water and drainage are connected awaiting the creation of WC facilities once an occupier is identified.

Externally there is a concrete access driveway with areas of consolidated hardstanding either side for car parking and loading/unloading.

ACCOMMODATION

Workshop/Warehouse: 5,752 sq.ft.

SERVICES

3-phase electricity and water are connected to the premises. It is assumed that drainage is to a private system.

BUSINESS RATES

The premises are yet to be assessed. 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. A rent in the region of £35,000 per annum is being sought. It is not believed that VAT is applicable to the rent.



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

Certificate and Report can be viewed when available 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 tenant*