

# Stafford Perkins

CHARTERED SURVEYORS

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

Unit 4 Europa House, Pivington Mill  
Pluckley, Ashford, Kent TN27 0PG

**W3W: [compose.blanket.munch](https://compose.blanket.munch)**



**RURALLY LOCATED INDUSTRIAL UNIT**

**FOR SALE**

- Workshop/Warehouse approximately 1,100 sq.ft.
- Mezzanine store approximately 1,000 sq.ft.
- WC facilities
- 3-phase electricity
- 24 hour access

**Price: Offers sought in the region of £165,000**

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

Unit 4 Europa House is located towards the rear of the Pivington Mill Industrial Estate which itself is located roughly a mile north-west of Pluckley Village, some two miles south of Charing and six miles west of Ashford. This is a well-established and thriving industrial estate and although reasonably rural it is capable of receiving HGV traffic.

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

This end terraced industrial unit provides a total of 2,136 sq.ft. of accommodation. The ground floor workshop/warehouse is some 1,155 sq.ft. and benefits from a minimum eaves height of 10ft to the underside of the ceiling rising to a maximum of 10ft 8in. It is accessed via a full height roller shutter door some 9ft 10in wide by 16ft 4in high. The mezzanine workshop accommodation on the first floor provides some 981 sq.ft. of space in two distinct areas. The mezzanine is 'self-constructed' and is not warranted. We believe this building was constructed in the 1990s and is of standard steel portal frame construction having profiled insulated steel cladding to upper elevations and roof. Externally there is concrete hardstanding for car parking and loading/unloading. We understand that our client is about to erect a steel palisade fence to make this into a secure area.

## ACCOMMODATION

Ground Floor:	Warehouse/Workshop	1,155 sq.ft.
	Plus WCs.	
First Floor:	Storage/Workshop	<u>981 sq.ft.</u>
Total:		2,136 sq.ft.



## SERVICES

Mains water and a 3-phase electrical supply are connected to the premises. Drainage is via a private estate system.

## BUSINESS RATES

The premises are described as 'Workshop and Premises' and have a rateable value of £9,700.

The uniform business rate multiplier for the year 2024/25 is 49.9p.

At this level, depending on occupier status, 100% Small Business Rate Relief should be achievable.

## TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in the region of £165,000. It is not thought that VAT is applicable to the sale price.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Unit has an Energy Efficiency rating of 65 (Band C)

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 purchasers.