

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 2 & 4 Puddock Farm Fairfield, Brookland, Kent TN29 9SA

W3W/// battle-choppers-humidity



RURALLY LOCATED WORKSHOP/WAREHOUSE ACCOMMODATION

TO LET

- 1,638 sq. ft. & 6,030 sq. ft.
- Good eaves height
- 3 Phase electricity
- Immediate availability on new lease
- Good natural daylight
- Electric roller shutter door

Rents Sought: £11,500 and £36,250 per annum

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

Puddock Farm is located on the western side of Beckett Road approximately ¾ mile north-west of its junction with the A259 (Rye road), a little over a mile due west of the village of Brookland, which itself lies some 12 miles south of Ashford.

Ashford is one of Kent's designated growth centres and 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

These 2 modern buildings of steel portal framed construction have both been finished to a good standard with profiled insulated cladding to full height externally and on the roof benefit from concrete slab internal walls to provide a high level of security. The floors are all of power floated concrete and the units benefit from a good level of natural daylight via the skylights. Each unit has a separate personnel door along with electrically operated roller shutter doors. Unit 2 has an eaves height of 12 ft. rising to an apex of 18 ft. whilst unit 4 has an eaves height of 10 ft. rising to an apex of 13 ft. 4". The roller shutter door in unit 2 is some 15 ft. wide by 14 ft. 6" high whilst the door in unit 4 is some 12 ft. wide by 9 ft. 9" high. They both benefit from 3 Phase electricity and water along with shared WC facilities on site.

ACCOMMODATION

	Sq. Ft.
Unit 2	6,030
Unit 4	1,638

SERVICES

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

BUSINESS RATES

Awaiting assessment

TERMS

The two units are both available separately or together by way of a new fully repairing and insuring lease, the terms of which are negotiable however, a rent in the order of £36,250 per annum is being sought for Unit 2 and £11,500 per annum is being sought for Unit 4. It is not thought that VAT is applicable to the rents.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited and the full EPC certificate and recommendation report will be available at <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate>

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.

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 or through the website www.commercialleasecodeew.co.uk



Unit 4