

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

7 Kingfisher Business Centre,
Henwood, Ashford, Kent TN24 8DH



MODERN INDUSTRIAL PREMISES/GYM/DANCE STUDIO

TO LET

- Circa 2,100 sq.ft.
- 2 existing dance studios
- 3-Phase Electricity
- Option to return to Industrial use.

Rent Sought: £23,250 per annum + VAT

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 7 Kingfisher is located towards the rear of the Kingfisher Business Park on the western half of Henwood Industrial Estate, approximately ½ mile east of Ashford town centre and midway between junctions 9 and 10 of the M20 motorway.

Ashford, one of Kent's designated growth centres currently has a population of approximately 75,000 inhabitants and is set to grow substantially within the next 20 years. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways. Ashford International Passenger Station gives direct access to Northern Continental Europe via Eurostar and London is some 38 minutes distant via HS1. The Henwood Industrial Estate is a thriving and well-established estate housing many local and national firms.

DESCRIPTION

This unit was built in around 2006 of steel frame construction, having insulated profiled steel cladding to upper elevations and roof. It forms part of a block of four similar units, and Unit 7 was interconnecting with Unit 8 until recently but has now been separated off. The pair were formerly a large dance studio and Unit 7 still comprises a dance studio on the ground floor of some 730 sq.ft. with a further studio on the first floor of 900 sq.ft. or so. Both are finished to a good standard, having a mirror wall, timber laminate dance floor, a barré and air conditioning. The ground floor has a suspended ceiling whilst the first floor has a more industrial finish but benefits from natural daylight as well as fluorescent strip-lights. There are WC facilities on both ground and first floor, with a further area of storage space on the ground floor of over 90 sq.ft and a further small store cupboard on the first floor of approximately 30 sq.ft. Externally there is reasonable car parking

ACCOMMODATION

<u>Ground Floor</u>		1,196 sq.ft. G.I.A.
Comprising:	Studio	734 sq.ft. N.I.A.
	Store	90 sq.ft. N.I.A.
	Plus WC	
<u>First Floor</u>	Studio	916 sq.ft. N.I.A.
	Store	30 sq.ft. N.I.A.(Appx)
	Plus WC.	



SERVICES

All main services including a 3-phase electrical supply and gas are connected to the premises.

BUSINESS RATES

The premises will need to be re-assessed but we believe the Rateable Value will be in the order of £12,500. 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 in the region of £23,250 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an EPC rating of 52 (Band C) on the scale devised by HMG. Full Certificate and Report are available on request or can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900