

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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

Unit 5, Vanguard Industrial Estate  
Henwood, Ashford, Kent TN24 8DH



## WORKSHOP/WAREHOUSE

### TO LET

- Circa 21,000 sq.ft.
- New lease available
- Immediate Availability
- B1/B2/B8 planning consent
- 3-phase supply
- Some office accommodation

**Rent: £212,000 per annum exclusive + 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

Henwood Industrial Estate is located approximately ¼ mile to the north-east of Ashford town centre, mid-way between junctions 9 and 10 of the M20. This is a well established and busy industrial estate, with this unit enjoying visibility on to the M20.

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

Vanguard Industrial Estate is approximately 4½ acres in size and Unit 5 lies towards the rear. It provides warehouse/workshop accommodation of approximately 16,500 sq.ft. having a ground floor reception and over 1,000 sq.ft. of office accommodation. The first floor currently comprises of a canteen of a further 1,000 sq.ft or so which could be reconfigured to provide additional office accommodation. The warehouse benefits from an eaves height of some 16ft rising to an apex of 22ft 2in. It benefits from a steel roller shutter door giving access, a concrete floor and a good level of natural illumination provided skylights and upper level glazing, with sodium floodlights augmenting the natural lighting.

Externally there is a large amount of hardstanding for car parking and loading/unloading to front, rear and side.

## ACCOMMODATION

Ground Floor:	Workshop/warehouse/office	19,323 sq.ft
First Floor:	Canteen/Office	1,874 sq.ft
	TOTAL:	21,197 sq.ft

## SERVICES

All main services are connected to the premises including a 3-phase (200 Amp) electrical supply. Whilst gas is connected there is currently no meter.

## BUSINESS RATES

The premises are assessed as "warehouse and premises" at a rateable value of £142,000.

The uniform business rate multiplier for the year 2024-25 is 54.6p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable however, rent in the order of £212,000 per annum exclusive plus VAT is being sought. Incentives available for early occupation.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as a Band A, having a score of 24 points under the scheme implemented by HMG.

## 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.

