

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 7, St John's Court Sevington, Ashford, Kent TN24 0SJ

W3W: /// alien.hung.frame



3,152 sq.ft. MODERN INDUSTRIAL PREMISES

TO LET

- Ideal Trade Counter
- New Lease available
- Close to Junction 10 of M20

Rent Sought: £36,250 per annum exclusive.

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

This property is located at the rear of the estate off Foster Road on the Sevington Business Park which itself is located on the western side of the A2070 (Bad Munstereifel/Orbital Road), only a couple of hundred yards south of Junction 10 of the M20 motorway. These units were built in the 1990s and form part of a well-established complex with many units being used as trade counters.

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

Unit 7 is a mid-terraced unit of steel portal frame construction and provides approximately 3,152 sq.ft of accommodation. There is an eaves height of approximately 19ft rising to an apex of some 22ft 2in. The unit benefits from an up-and-over folding door some 9ft 10in wide by 13ft high, a concrete floor, skylights within the roof, glazing to two elevations and WC facilities. There is generous parking to front and rear.

ACCOMMODATION

Workshop/Warehouse: 3,152 sq.ft.

SERVICES

All main services are connected to the premises.

There is a 3-phase (200 amp) electrical supply.

BUSINESS RATES

The premises require re-assessment following the division of Units 6 and 7.

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 £36,250 per annum is being sought. An annual service charge is payable towards the upkeep of the common parts of the estate. The Service Charge payable for 2024 is £1,491.96.



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

Certificate and Report can be viewed 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's