

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Unit 8 St John's Court Sevington Business Park, Ashford, TN24 0SJ



### MODERN INDUSTRIAL UNIT

### TO LET

- 3,045 sq.ft.
- All mains services
- Ideal Trade Counter
- Close to Junction 10 of M20
- New lease available

**Rent: £35,000 per annum exclusive plus 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

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

This end terraced unit is of steel portal frame construction and provides approximately 2,500 sq.ft. of accommodation on the ground floor, with some 400 sq.ft. of offices available on the first floor which are fitted out to provide high quality office accommodation. The ground floor benefits from male and female WCs plus a small kitchen area of approximately 40 sq.ft. The warehouse benefits from an eaves height of approximately 19ft 8in rising to an apex of some 25ft 8in. This is accessed via an up-and-over folding door of some 10ft 2in wide by 13ft 1in high. The unit has a concrete floor, skylights within the roof and generous car parking to the front and rear.

## ACCOMMODATION

Workshop/Warehouse	2,785 sq.ft
First Floor	400 sq.ft.

## SERVICES

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

## BUSINESS RATES

The premises have a rateable value of £26,750 from 1/4/2023.

The uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease to be contracted outside the Landlord and Tenant Act 1954 Part II, the terms of which are negotiable. The rent to be £35,000 per annum exclusive plus VAT. An annual service charge is payable towards the upkeep of the common parts of the estate. The Service Charge payable for 2024 is £1,474.47.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 80 (Band D). Full certificate and recommendation report available on request.

## VIEWING

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

## 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.