

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 2, St John's Court
Sevington, Ashford, Kent TN24 0SJ

W3W: /// alien.hung.frame



3,859 sq.ft. MODERN INDUSTRIAL PREMISES

TO LET

- Ideal Trade Counter
- New Lease available
- Close to Junction 10 of M20
- Good car parking
- First Floor Office Space

Rent Sought: £46,300 per annum exclusive.

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

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 2 is a mid-terraced unit of steel portal frame construction and provides approximately 3,125 sq.ft of ground floor workshop/warehouse accommodation. There is a first floor office of a little over 700 sq.ft. Internally the unit benefits from an eaves height of some 18ft rising to an apex of 24ft 6in. To the rear of the unit is an up-and-over folding door of some 9ft 10in wide by 13ft high. The unit has a concrete floor, skylights within the roof and glazing to front and rear elevations. There are WC facilities and a small kitchen area.

Externally there is hardstanding to front and rear to provide generous car parking and loading/unloading facilities.

ACCOMMODATION

Workshop/Warehouse:	3,125 sq.ft.
First Floor Offices	<u>734 sq.ft.</u>
Plus WCs.	
Total:	3,859 sq.ft.

SERVICES

All main services including a 3-phase (200 amp) electrical supply are connected to the premises.

BUSINESS RATES

The premises are described as 'workshop and premises' and assessed at a rateable value of £35,250.

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 £46,300 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 £1,849.33.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 58 (Band C).

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

