

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 3 & 4, Shottenden Manor Farm Westwell, Ashford, Kent TN25 4JR

W3W: ghost.pining.ulterior



RURALLY LOCATED STORAGE WAREHOUSE AND YARD

TO LET

- Circa 2,750 sq.ft. warehouse/workshop
- Circa 6,750 sq.ft. secure palisade fenced yard
- 3-phase electricity
- Two roller-shutter doors
- 16ft 8in eaves.

Rent Sought: £25,000 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 warehouse and yard are located within the heart of Shottenden Manor Farm which can be found at the end of an attractive farm access road lying on the southern side of Westwell Lane/Tumbledown Hill which effectively links the village of Westwell with the edge of Kennington/Ashford, approximately 3 miles north-west of Ashford town centre. This is a remote and relaxed working environment.

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 steel portal framed warehouse building provides some 2,751 sq.ft. of accommodation. It has two roller-shutter doors, each some 12ft 4in high by 15ft wide. The warehouse has an eaves height of some 16ft 8in rising to an apex of 24ft 8in and benefits from two WCs, 3-phase electricity, sodium floodlights and a concrete floor.

Externally the secure concrete surfaced yard is surrounded by a steel palisade fence with double access gate.

ACCOMMODATION

Workshop/Warehouse: 2,751 sq.ft.
Yard: 6,750 sq.ft.
Plus two WCs.

SERVICES

Mains water and 3-phase electricity are connected to the premises (both via check-meters). Drainage is to a private system.

BUSINESS RATES

The premises are assessed at a rateable value of £14,250. The uniform business rate multiplier for the year 2024/25 is 49.9p. An element of Small Business Rate Relief will be available to qualifying occupiers.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £25,000 per annum is being sought. The landlord makes separate charges for services as consumed, along with a contribution towards buildings reinstatement insurance. A tenant will be responsible for business rates and telecommunication costs.

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 when available 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

