

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 1 Capel Close
Fairwood Industrial Park, Leacon Road
Ashford TN23 4GY

What3Words: early.landed.baking



MODERN INDUSTRIAL WORKSHOP/WAREHOUSE ACCOMMODATION

WITH OFFICE SPACE

TO LET

- 2,820 sq.ft. (262m²) Workshop/Warehouse
- First Floor Offices 640 sq.ft.
- Separate Roller Shutter and Personnel Access Doors
- All Mains Services
- Minimum eaves height 19ft 10", rising to 25ft 4" at the apex.

Rent Sought: £35,000 per annum + VAT

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

Capel Close is located on the Fairwood Industrial Park which is on the west side of Ashford, having access on to the M20 motorway at Junction 9 about 1.5 miles away. Ashford town centre is within walking distance of about a quarter of a mile. This is an established and busy industrial estate, having a variety of trade counter type users.

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 industrial unit of steel portal framed construction provides a little under 3,000 sq.ft. of accommodation in terms of ground floor workshop/warehouse. There are first floor offices totalling some 640 sq.ft. built in conjunction. The workshop/warehouse has a minimum eaves height of 19ft 10", rising to a maximum of 25ft 4" at the apex and benefits from a gas-fired space heater. The premises were constructed in the 1990s to a very high standard and are of concrete block construction to a height of some 4 or 5 feet, with micro-rib, profiled insulated steel cladding to upper elevations and roof.

Externally there is a generous yard area for loading/unloading and vehicle parking.

ACCOMMODATION

Workshop/Warehouse	2,820 sq.ft. including WC.
First Floor Offices	<u>640 sq.ft.</u> including WC
Total:	3,460 sq.ft.

SERVICES

All main services including a 3-phase electrical supply (100 amps per phase) are connected to the premises.

BUSINESS RATES

The premises are assessed as 'workshop and premises' and have a rateable value of £30,500. 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. The rent to be £35,000 per annum plus VAT.

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 60 (Band C). Full certificate and report available on request.

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.