

Unit 4, Westgate Industrial Estate, Newchurch, Romney Marsh, Ashford, Kent, TN29 0DZ



**RURALLY LOCATED INDUSTRIAL/WAREHOUSE ACCOMMODATION
WITH GENEROUS HARDSTANDING**

TO LET

- 4,250 sq ft workshop plus 3,323 sq.ft. mezzanine
- New lease/immediate availability
- Generous hardstanding
- 3-Phase electricity

Rent Sought: £25,000 Per Annum Exclusive, plus 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

The Westgate Estate is located on the northern side of the street on the eastern side of the village of Newchurch, a small village of some 300 inhabitants which is located in the heart of the Romney Marsh, approximately 4 miles north of New Romney and 7 miles south west of Ashford. Whilst this is not considered an ideal location for premises of this nature, it is now well established, and access is vastly improved by the A2070 Ashford - Brenzett trunk road which is some 3 miles to the west and gives direct access to Ashford and the motorway network.

Ashford has a population of approximately 85000 inhabitants, is centrally located within the County and benefits 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 now only 38 minutes distant via HS1.

DESCRIPTION

Unit 4 forms part of a modern, steel framed, multi-bay warehouse development and provides approximately 4,250 sq.ft. ground floor workshop with a mezzanine area of 3,323 sq.ft. The unit benefits from a roller shutter door and externally there is generous concrete hardstanding for parking, loading and unloading.

The site benefits from fire/intruder alarms and 24/7 monitored CCTV and there is a service charge payable for the upkeep and maintenance of the common areas on the estate. Please note - there is a planning condition that restricts the trading hours on site to Monday – Friday 8:00am – 5:30pm and Saturdays 9:00-12:30pm, other than for maintenance, cleaning and office work. Further details available upon request.

ACCOMMODATION

Unit 4 – Northern Warehouse

Warehouse	4,250 sq ft
Mezzanine	3,323 sq ft

SERVICES

Mains water and electricity, including a 3 Phase supply are connected to the premises. Drainage is via a private system.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The units are within 4 main buildings which currently have EPC ratings in Band C or Band D. Full reports available on request.



BUSINESS RATES

The premises currently have a rateable value of £22,000, rising to £24,000 on 1st April 2026. The uniform business rate multiplier for 2026-27 is 43.2p.

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 £25,000 per annum plus VAT.

VIEWING

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