

26

**BRAND NEW
LIGHT INDUSTRIAL UNITS**

TOTALLING 43,682 SQ FT (4,058 SQ M)

Available from 947 sq ft to 15,667 sq ft
(88 sq m to 1,456 sq m) plus mezzanine floors

JAVELIN WAY
HENWOOD INDUSTRIAL ESTATE
ASHFORD, KENT, TN24 8FN

Imagine THE POSSIBILITIES

BE PART OF A NEW CREATIVE COMMUNITY

The Creative Enterprise Quarter is an exciting new development by Kent County Council on the Henwood Industrial Estate in Ashford, offering 26 new build Light Industrial units available on a Virtual Freehold or To Let.

At the heart of the development is a ground-breaking, new creative hub with state-of-the-art facilities and home to internationally renowned Jasmin Vardimon Company.

Available to hire will be the primary creation space comprising of a large studio, fully sprung dance floor, professional lighting and audio visual production set-up. The creative hub will also provide additional incubator space for small businesses and start-ups looking to be part of a thriving creative community. A welcoming on-site café plus a range of meeting rooms with fibre broadband, provides flexible and accessible spaces available for neighbouring businesses on the Creative Enterprise Quarter at competitive rates.

Surrounding the creative hub are 26 light industrial units ranging from 947 sq ft (88 sq m) to 15,667 sq ft (1,456 sq m) GEA with mezzanine options available on all units. This provides 43,682 sq ft (4,058 sq m) of commercial units for sale/lease, designed to attract both creative businesses as well as the general market.

A PRIME LOCATION TO GET WHERE YOU NEED TO BE

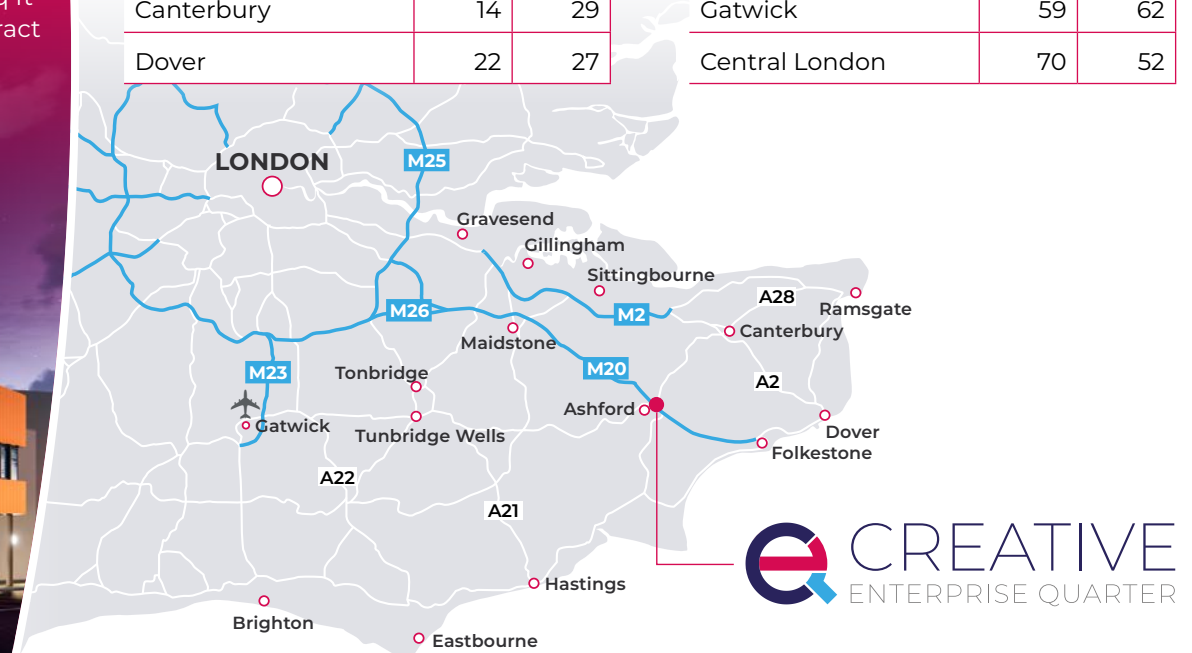
Ashford is located in East Kent approximately 50 miles south east of Central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover. The town benefits from excellent road and rail communications. The M20 motorway provides direct access, via Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the South Coast. Ashford International Rail Station provides direct trains to London's St Pancras in 35 minutes.

The "Creative Enterprise Quarter" is conveniently located off Javelin Way on the Henwood Industrial Estate, less than 1 mile from the Centre of Ashford and equidistant from Junctions 9 and 10A of the M20 both within 2 miles, the "B" terrace of units benefitting from some visibility from the M20.

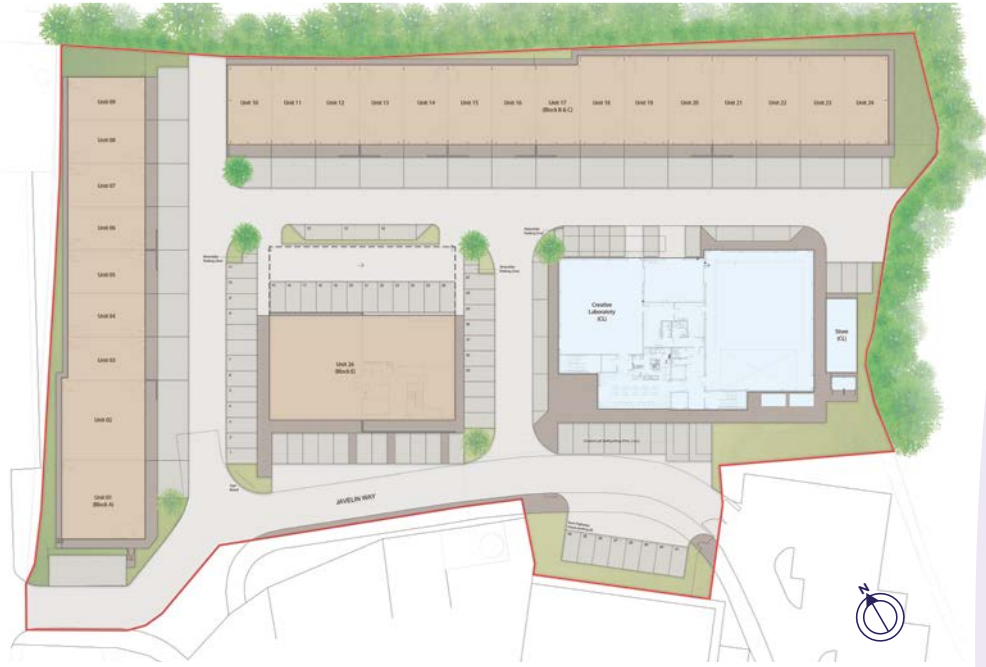
TRAVEL TIMES BY CAR

Destination	Miles	Mins
Ashford Town Centre	1	4
Channel Tunnel	11	15
Folkestone via M20	15	23
Canterbury	14	29
Dover	22	27

Destination	Miles	Mins
Maidstone via M20	21	28
M25 J3 via M20	38	39
M25 J5 via M20/M26	38	39
Gatwick	59	62
Central London	70	52



SITE PLAN



SPECIFICATION

- Designed to EPC A rating
- Minimum eaves height 6.5m
- Floor loading 20kN/sq m (Block B) & 7.5kN/sq m (Block A)
- Electrically operated shutter doors
- 3 phase electricity with approx. 20kVA supply to each unit
- Fibre Broadband
- All units can have bespoke Mezzanine floors designed to meet business requirements.
- Class E (formally B1) planning consent
- Electric vehicle charging points on site
- Cycle storage



ACCOMMODATION

The floor areas based on a GEA basis are as follows;

Unit	Ground Floor sq m	Ground Floor sq ft	Mezzanine GIA sq ft	Total sq m	Total sq ft
1	174.00	1873	1776	339.00	3649
2	174.00	1873	888	256.50	2761
3	88.40	952	0	88.40	952
4	88.00	947	0	88.00	947
5	88.00	947	0	88.00	947
6	88.00	947	0	88.00	947
7	88.00	947	0	88.00	947
8	88.00	947	0	88.00	947
9	88.00	947	0	88.00	947
A Total	964.40	10381	2664	1211.90	13045
10	92.00	990	904	176.00	1894
11	92.00	990	0	92.00	990
12	92.00	990	0	92.00	990
13	92.00	990	237	114.00	1227
14	92.00	990	474	136.00	1464
15	92.00	990	474	136.00	1464
16	92.00	990	947	180.00	1938
17	92.60	997	947	180.60	1944
B Total	736.60	7929	3983	1106.60	11911
18	102.70	1105	1066	201.70	2171
19	102.70	1105	269	127.70	1375
20	102.70	1105	269	127.70	1375
21	102.70	1105	269	127.70	1375
22	102.70	1105	0	102.70	1105
23	101.70	1105	0	102.70	1105
24	102.70	1105	1023	197.70	2128
C Total	718.90	7738	2895	987.90	10634
25	255.40	2749	0	255.40	2749
26	255.40	2749	2594	496.40	5343
E Total	510.80	5498	2594	751.80	8092
Total	2194.10	23617	8154	2951.60	31771

UNDER OFFER

UNDER OFFER

COMING SOON



Imagine THE POSSIBILITIES

PRICE / RENT

Sale Price for the 999-Year Virtual Freehold Lease

Upon application.

Rental Terms

Upon application.

Please contact us for further information.

TERMS

New leases are available on selected units to let on full repairing and insuring basis for a term to be agreed by negotiation, subject to upward only rent reviews.

SERVICE CHARGE

Service charge to cover the upkeep and maintenance of the common estate – further details available upon request.

BUSINESS RATES

To be assessed. Interested parties should confirm the Rateable Value with the relevant local authority.

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.



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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

AGENTS

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