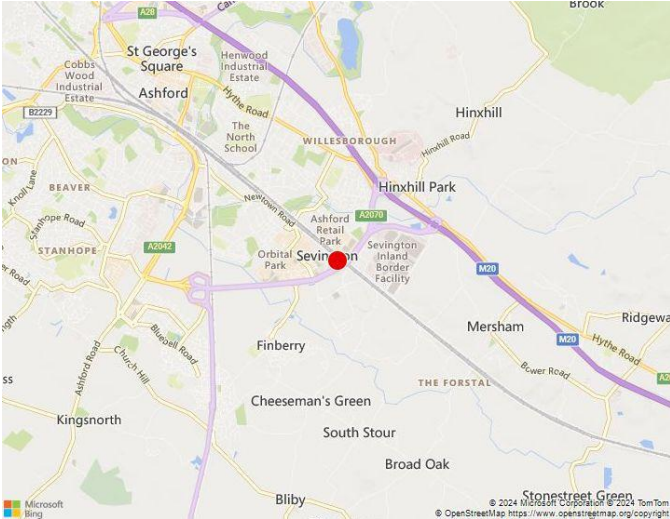


- MODERN INDUSTRIAL UNIT
- TO LET
- SALE CONSIDERED
- Fully Secured Estate
- 7.4 Metre Eaves Height
- Electric Roller Shutter Door
- 30 KN/M Floor Loading

UNIT 8, TAVIS HOUSE BUSINESS CENTRE, ORBITAL PARK, ASHFORD, KENT, TN24 0YY



Accommodation

Unit 8 is a mid terrace industrial unit providing good quality, recently built warehouse space within a gated development. The unit benefits from concrete floor with a 30KN/m loading, insulated roller shutter door, 7.39 metre eaves height and disabled access WC facilities. The unit has allocated parking and loading bay to the front contained within a secured site.

Area	Sq. M.	Sq. Ft.
Gross External Area	127.93	1,377

Rateable Value

RV £14,500 @ 49.9p in the £

Rates payable £7,235.50 for the year 2023/24

Rent/Price

£16,524 per annum, exclusive

Sale of the Unit may be considered. Offers invited.

The property is owned by way of a 999 year lease from and including 5 November 2018 to and including 4 November 3017

Terms

A new Full Repairing and Insuring lease will be available for a term to be agreed by negotiation subject to upward only rent reviews at a commencing rent of £16,524 per annum exclusive. A rent deposit may be required subject to covenant strength.

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Viewing



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Ned Gleave
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Location

Tavis House Business Centre is situated on Hall Road on Orbital Park adjacent to Ashford Trade Centre benefiting from excellent access onto the new J10a of the M20 motorway. Ashford is located in East Kent approximately 50 miles south east of Central London, 20 miles south east of Maidstone and 20 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.

What3Words Location:-

<https://w3w.co/breed.event.update>

Description

Unit 8 is situated within the recently completed Tavis House Business Centre which comprises 18 newly constructed industrial units each with allocated parking and loading bays within a fully secured estate. The mid terrace industrial unit is of steel portal frame construction with insulated profile sheet clad elevations beneath a mono pitched insulated roof. The unit benefits from 3 phase electric power, mains gas, electric roller shutter.

EPC

Rating (A) 22



NOTE: Rental, prices or any other charges are exclusive 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.