



**UNIT 1 LET
TO SPEEDY HIRE**

5

**NEW B2, B8 AND
CLASS E (FORMALLY B1)
INDUSTRIAL UNITS**

**ENTRALONGATE, HALL AVENUE,
SEVINGTON, ASHFORD TN24 0LP**

TOTALLING 54,510 SQ FT (5,064.2 SQ M)

Available from 6,404 sq ft to 15,338 sq ft (660 sq m to 1,425 sq m) plus mezzanine floors

NEW DEVELOPMENT – AVAILABLE NOW



DESCRIPTION

“Entralon Gate” is a new development offering 5 new build B2, B8 and Class E (Formally B1) Industrial Units to Let totalling 5,064.2 sq m (54,510 sq ft) GEA on a 2.71 acre site. **The units will be ready for occupation by Spring 2023.**

Available in shell, the units are to be constructed to a high specification, as follows:

- Designed to EPC B Rating
- Minimum Eaves Height 8.2m
- Floor loading 37.5 kN/sq m
- Electrically Operated Shutter Doors
- 3 Phase Electricity Supply from 33KVA – 260KVA
- All Units are to have Bespoke Mezzanine Floors (up to 15% cover)
- B2, B8 and Class E (Formally B1) Planning Consents

Unit 1 provides a detached building within a secure compound incorporating additional yard areas. Units 2, 3, 4 & 5 will have allocated car parking with separate dedicated access for access, loading and turning.



LOCATION

Ashford is a designated growth town located within East Kent, being 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 providing 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.

DRIVE TIMES

DESTINATION	MILES	MINS	DESTINATION	MILES	MINS
Ashford	1.6	5	Dover	21	26
Channel Tunnel	11	15	M25 J3 via M20	39	49
Folkestone via M20	14	20	M25 J5 via M20/M26	39	48
Maidstone via M20	22	35	Central London	70	52
Canterbury	16.5	36	Gatwick	62	72

SITUATION

“Entralon Gate” is situated on Orbital Park, an established trading estate popular with, industrial, trade counter, office, motor trade and retail warehouse occupiers, with nearby occupiers to include Toolstation, Howdens Joinery, Meggitt, Toyota and McDonalds. The site is positioned just off Junctions 10 and 10a of the M20 Motorway and conveniently accessed just off the A2070 dual carriageway.

TOOLSTATION

HOWDENS

MEGGITT

TOYOTA



SMYTHS



ACCOMMODATION

Accommodation schedule as follows, on a Gross External Area floor area basis:

Unit		Area (sq m)	Area (sq ft)
1 On a Self-Contained Site of Approx. 0.8 Acres	Warehouse	1,224.9	13,185
	Mezzanine		2,454
		1,452.9	15,639
2	Warehouse	627.0	6,748
	Mezzanine	75.0	807
		702.0	7,555
3	Warehouse	595.0	6,404
	Mezzanine	65.0	700
		660.0	7,104
4	Warehouse	595.0	6,404
	Mezzanine	65.0	700
		660.0	7,104
5	Warehouse	1,425.0	15,338
	Mezzanine	160.0	1,722
		1,585	17,110

RENT

An Accommodation Schedule can be made available upon request. Please speak to the agents for further information.

TERMS

The units are available to let by way of new Full Repairing & Insuring Leases for terms to be agreed.

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

BUSINESS RATES

To be assessed on completion of the development. Interested parties are recommended to make their own enquiries with the relevant local authority.

LEGAL COSTS

Each party to bear their own.



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MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

FINANCE ACT 1989

Unless otherwise stated, prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PLANS & CGIS

Any plans or computer generated images provided are for indicative purposes only and will not necessarily represent the finished development.



AGENTS

By appointment only via agents Sibley Pares or Caxtons:



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