

Station Yard

Pluckley, Ashford, Kent TN27 0RT



OPEN STORAGE / YARD TO LET



- Majority Laid to Hardstanding
- Suitable for Open Storage or Car Parking
- Small Amount of Covered Store
- Approx. 2-acre Secure Site
- £30,000 Per Annum (Exc)





LOCATION

This site is located on the southern side of the Pluckley Station, being approximately 1.5 miles south of Pluckley village and 6 miles north west of Ashford.

ACCOMMODATION

The site totals approximately 2.04 acres which is made up of a mix of concrete and tarmac hardstanding but also some hardcore and woodland.

The site has secure gates to the entrance and perimeter fencing. Currently there are no mains services connected to the site. There is a small, dilapidated workshop of approximately 500 sq ft.

The site is made up of the following approximate areas, illustrated on the above plan:

Hardstanding (Green) - 31,206 sq ft (0.72 acres)

Hardcore (Purple) - 9,833 sq ft (0.22 acres)

Woodland (Blue) - 47,807 sq ft (1.11 acres)

NB: There is a permanent right of access across the site to the adjoining yard.

TERMS

The site is available to let by way of a new Full Repairing and Insuring Lease, for a term to be agreed.

RENT

Our client is seeking a rent of £30,000 per annum (exclusive of business rates & VAT).

PLANS

Any plans provided are for indicative purposes only.

BUSINESS RATES

Prospective tenants are to make their own enquiries via the local Borough Council.

MISREPRESENTATION 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).

LEGALS COSTS

Each side to bear their own costs.

VIEWING

By appointment via sole agents Sibley Pares:

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