

Unit 15, The Creative Enterprise Quarter

Javelin Way, Henwood Industrial Estate, Ashford TN24 8FN



- EPC A Rating (Predicted Once Fitted Out)
- Suitable for a Variety of Uses Within B2, B8 & Class E
- Electric Roller Shutter Door
- 3-Phase Electricity Supply (20kVA Supply approx.)

BUSINESS UNIT

TO LET

136.0 m² (1,464 sq ft) approx.

LOCATION

The property is located in Ashford, approximately 50 miles south of London, 20 miles south east of Maidstone and 20 miles west of Dover.

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras of just 38 minutes.

SITUATION

The property forms part of The Creative Enterprise Quarter, a brand new Industrial Estate of 26 Business Units which incorporates the Internationally renowned Jasmine Vardimon Company and on site café.

DESCRIPTION

The property comprises a new single storey industrial/ business unit which have been adapted with the installation of a part cover mezzanine floor. It is finished to shell ready to be fit out, and benefits from the following specification:

- EPC A Rating (predicted once fitted out)
- Electric Roller Shutter Door
- All Services Connected
- 3-Phase Electricity

Externally, the property benefits from parking and loading on the forecourt to the front as well as two additional car parking spaces within the communal car park.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	92.0	990
Mezzanine	Stores	44.0	474
Total		136.0	1,464

USE CLASS

The property is suitable for a variety of uses within B2, B8 & Class E.

Motor Trades uses are not permitted.

TERMS

The property is available to let by way of new a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £16,500 per annum (exclusive of business rates, estate charges and VAT).

ESTATE 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

The property has been assessed as follows:

Warehouse & Premises: £15,000

EPC

A copy of the Energy Performance Certificate can be made available upon request.

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 tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services have been tested by Sibley Pares.

FINANCE ACT 1989

Value Added Tax (VAT) is not payable on the rent.

PLANS

Any plans provided are for indicative purposes only.

LEGAL COSTS

Each party to bear their own.

PHOTOGRAPHS

The photos were taken in September 2022.

VIEWINGS

By appointment via sole agents Sibley Pares:

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