

# Carlton Road Business Park

Carlton Road, Cobbswood Industrial Estate, Ashford, Kent TN23 1DP



- Established Trading Estate
- Modern Units Constructed Circa 2018
- 3-Phase Electricity Supply
- Floor Loading Capacity 37.5 kN/m<sup>2</sup>
- Minimum Eaves Height 7.5m

Industrial / Business Units

TO LET

80.4 - 346.5 m<sup>2</sup> (865 - 3,729 sq ft)

## 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 in around 35 minutes.

## SITUATION

Carlton Business Park is located on the Cobbswood Industrial Estate, an established trading estate approximately half a mile west of Ashford town centre and 1 mile from J9 of the M20.

## DESCRIPTION

The Business Park comprises a modern development of 28 units constructed circa 2018.

The accommodation comprises single storey light industrial/warehouse units of steel portal frame construction, having insulated profile steel sheet cladding and profile steel sheet roofs incorporating translucent panels.

The units are arranged as open storage areas incorporating a disability compliant WC and benefitting from the following specification:

- Up and Over Roller Shutter Door (4.44m Height)
- Connected to All Mains Services
- 3-Phase Electricity
- Minimum 7.5 m Eaves
- Floor Loading Capacity of 37.5 kN/m<sup>2</sup>

Externally, the units benefit from parking and loading on the hard standing to the front.

## TERMS

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

All rents are exclusive of rates, service charges, insurance & VAT.

## ACCOMMODATION

The available accommodation has the following approximate floor areas and quoting rents:

Unit	Area (m <sup>2</sup> )	Area (sq ft)	Rent (£pa)	Estate Charge (£pa)	Insurance (£pa)	Rateable Value	Availability
1	95.4	1,026	-	-	-	-	LET
2	103.7	1,117	-	-	-	-	LET
3	103.7	1,117	-	-	-	-	LET
4	103.9	1,118	-	-	-	-	LET
5	80.4	865	-	-	-	-	LET
6	143.7	1,547	£20,000	£1,028.87	£402.72	£16,500	AVAILABLE
7	133.2	1,434	-	-	-	-	LET
8	133.5	1,437	-	-	-	-	LET
9	154.2	1,659	-	-	-	-	LET
10	169.2	1,822	-	-	-	-	LET
11	133.4	1,436	-	-	-	-	LET
12	148.4	1,598	-	-	-	-	LET
14	133.2	1,435	-	-	-	-	LET
15	184.2	1,983	-	-	-	-	LET
16	131.2	1,412	-	-	-	-	LET
17	115.4	1,242	£16,000	£806.50	£335.24	£13,000	AVAILABLE
18	134.5	1,448	-	-	-	-	LET
19	126.7	1,364	-	-	-	-	LET
20	126.5	1,361	-	-	-	-	LET
21	134.3	1,446	-	-	-	-	LET
22	127.7	1,373	-	-	-	-	LET
23	346.5	3,729	-	-	-	-	LET
24	263.6	2,838	-	-	-	-	LET
25	244.8	2,635	-	-	-	-	LET
26	263.5	2,838	-	-	-	-	LET

## BUSINESS RATES

Tenants are responsible for the payment of Business Rates.

If eligible, occupiers may benefit from small business rates relief schemes. Prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority.

## 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.

## DEPOSIT

A deposit equivalent to a minimum of 3 months' rent will be given.

## INSURANCE

The landlord will arrange buildings insurance with each tenant responsible for reimbursing the annual premium.

## USE CLASS

The units are suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii).

**NB:** Motor Trade uses will not be considered in this location.

## EPC

Available upon request.

## PLANS

Any plans provided are for identification purposes only.

## FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT).

## COUNCIL PROFESSIONAL FEES

The incoming tenant is to pay £650 for the cost of preparation of the lease documentation.

## MISREPRESENTATIONS ACT 1967

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

## VIEWINGS

By appointment via agents Sibley Pares:

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