

Unit X Smarden Business Estate

Smarden, Ashford, Kent TN27 8QL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Suitable for a Variety of Uses Within B2, B8 & E(g)(iii)
- Roller Shutter Door
- 3-Phase Electricity Supply

WAREHOUSE UNIT

TO LET

188.8 m² (2,031 sq ft) approx.

Unit X, Smarden Business Estate

Smarden Road, Smarden, Ashford, Kent TN27 8QL

LOCATION

The property is located in Smarden, being approximately 11 miles south east of Maidstone, 9 miles west of Ashford..

DESCRIPTION

The property comprises a single storey industrial/warehouse unit of steel portal frame construction, having block elevations and profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels. It has been adapted with a part cover mezzanine floor.

It is arranged as open warehouse storage with ancillary offices, staff areas and WCs on ground floor level with eaves storage on the mezzanine.

The warehouse is finished to a modern specification, having a concrete floor, up and over roller shutter door and diffused fluorescent lighting.

The offices are finished to an equally modern standard having painted and plastered walls, carpeted floors and modern lighting.



ACCOMMODATION

The unit has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse & Offices	144.9	1,559
Mezzanine	Stores	43.9	472
Total		188.8	2,031

Externally, the unit benefits from parking and loading on the forecourt to the front.

TERMS

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

RENT

Our client is seeking a rent of £14,000 per annum (exclusive).

ESTATE CHARGE

There is an estate charge to be payable for the maintenance and repair of the common parts.

This sum is currently £132.00 (plus VAT) per quarter.

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises £10,750

The tenant may benefit from small business rates relief. Further details available from the agent.

USE CLASS

The unit is deemed suitable for a variety of uses within Classes B2, B8 and E(g)(iii).

INSURANCE

The Tenant will be responsible for reimbursing the fair proportion of the annual premium.

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.

FINANCE ACT 1989

Value Added Tax (VAT) is not payable in addition to the quoting rents.

LEGAL COSTS

Each party to bear their own.

PLANS

Any plans shown are for indicative purposes only.

PHOTOS

The photos were taken in June 2024.

VIEWINGS

By appointment via sole agents Sibley Pares:

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