

Unit 7, Brunswick Trading Estate

Brunswick Road, Ashford, Kent TN23 1EL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Established Trading Location
- 3-Phase Electricity
- Electric Roller Shutter Door
- Parking and Loading to the Front and Rear

TRADE COUNTER/ WAREHOUSE

TO LET

524.6 m² (6,159 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 unit is located on the Brunswick Trading Estate, being an extension of The Cobbswood Industrial Estate, which lies approximately half a mile west of Ashford Town Centre and within close proximity of Junction 9 of the M20 Motorway.

Brunswick Trading Estate comprises 14 light industrial/ warehouse units containing a mix of trade counter, workshop, and distribution occupiers, to include Howdens Joinery and Benchmarx (Travis Perkins).

ACCOMMODATION

The unit has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	464.7	5,002
First	Offices	59.9	644
Total		524.6	5,646

DESCRIPTION

The property comprises a modern single storey Trade Counter/ Warehouse unit arranged as open stores incorporating WCs on the ground floor with mezzanine offices and staff areas first floor level, and benefitting from the following specification:

- Electric Roller Shutter Door
- 3-Phase Electricity
- Min 6.2 m Eaves
- 7.5m Ridge

Externally, the property benefits from parking and loading to the front and rear, having 10 car parking spaces in total.

USE CLASS

The property can be used within B2, B8 and E(g)(iii) of the Use Classes Order.

NB: Motor Trade and Leisure uses are prohibited in this location.

TERMS

The property 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 £50,000 per annum (exclusive).

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises £39,750

SERVICE CHARGE

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

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own.

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

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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