

UNIT 5, HENWOOD BUSINESS CENTRE

Ashford, Kent TN24 8DH



- Established Trading Location
- 3-Phase Electricity
- Up & Over Roller Shutter Door

**BUSINESS / WAREHOUSE UNIT
TO LET**
219.4 m² (2,362 sq ft)

LOCATION

The property is located on the Henwood Business Park, an extension of Henwood Industrial Estate, being approximately half a mile from Ashford Town Centre accessed from the A292 (Hythe Road).

DESCRIPTION

The property comprises a modern single storey business/warehouse unit of steel portal frame construction, having elevations of profiled steel sheeting with insulated panels and a profile steel sheet roof incorporating translucent panels.

The unit is arranged as open stores incorporating a WC and benefits from the following features:

- Roller Shutter Door
- Pedestrian Door Incorporating Security Bars
- 3.8m Eaves
- 3-Phase Electricity
- Modern Lighting
- Mains Power, Water & Drainage

Externally, the property benefits from parking and loading to front of the unit.

ACCOMMODATION

The property has the following approximate Gross Internal floor areas:

Floor	Description	Area m ²	Area sq ft
Ground	Warehouse	219.4	2,362

USE CLASS

The property benefits from a flexible planning consent for B1 B2, B8 and Class E uses.

NB: Motor Trade or Leisure uses are not permitted at the property.

TERMS

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

RENT

Our client is seeking a rent of £19,500 per annum (exclusive).

BUSINESS RATES

The rateable value of the property is shown on the Valuation Office Website as follows:

Warehouse and Premises: £14,750

SERVICE CHARGE

The tenant will be responsible for paying a fair proportion of the total service charge expenditure. Further information is available from the agent.

The service charge estimate for the current year equates to £0.74 per sq ft for the year ending 24/03/2022.

EPC

The unit has been assessed within band C (60).

LEGAL COSTS

Each party to bear their own.

VAT

Payable if applicable.

MISREPRESENTATIONS ACT 1967

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

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave

ned.gleave@sibleypares.co.uk