

**TO LET**

**BUILDING AT GREAT ENGEHAM FARM
BETHERSDEN ROAD
WOODCHURCH
ASHFORD
KENT TN26 3PU**

**COMMERICAL UNIT WITH POTENTIAL FOR B8 STORAGE & DISTRIBUTION
EXTENDING TO A TOTAL OF CIRCA 5166ft² (480m²)**

GUIDE RENT - £38,750 per annum

LOCATION

Situated 1 mile north of Woodchurch and two miles south of Bethersden, which have local amenities and are easily accessible. The town of Tenterden is 6 miles to the south-west and offers a wider range of facilities and amenities.

Ashford is 7 miles to the north-east and hosts a range of amenities and facilities along with links into Kent, the National Motorway Network and further national rail links. Please see the Location Plan overleaf which identifies the location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From Bethersden continue along to the A28 for 0.4 miles then turn right onto the Bethersden Road. Continue down for a further 0.5 mile and the access is on the left. From Woodchurch, continue along Front Road for 0.5 mile then keep right onto the Bethersden Road. Continue on the Bethersden Road for 1.5 miles and the access is on the right.

DESCRIPTION

A commercial unit with B8 Storage and Distribution consent based within a gated yard with onsite CCTV and alarm. The unit has a secure roller shutter door with a personnel door for access. The ridge height measures 8.76m, eave height of 5.8m. In all approximately 5166ft² (480m²). Opportunity for a long term lease.

SERVICES

Mains electricity is connected to the building with water easily accessed to the unit if required. These supplies will be set up and paid for by the incoming tenant.

ACCESS & PARKING

Access is directly from the public highway into the area that is for rent with parking in the front of the unit and yard.

PLANS

The plans provided are for identification purposes only and potential tenants should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in June 2023 & November 2023.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 2 years minimum
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the tenant including business rates and services.
- **Tenants Deposit** – A deposit of one month's rent will be required.

BUSINESS RATES

The property is currently not rated for business rates. For the avoidance of doubt these would be the responsibility of the tenant if rated.

LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of ThirdFort to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

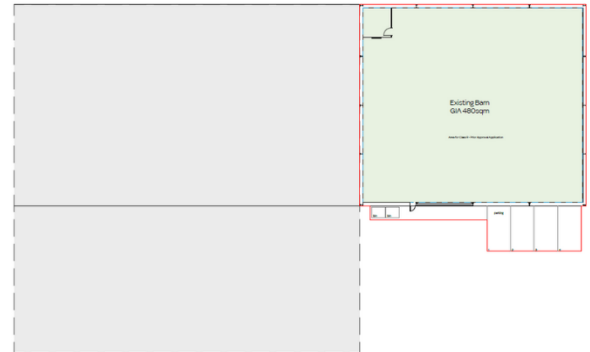
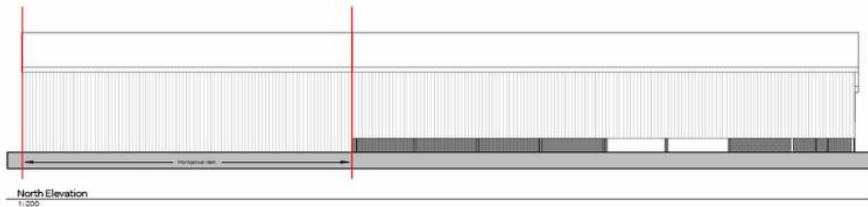
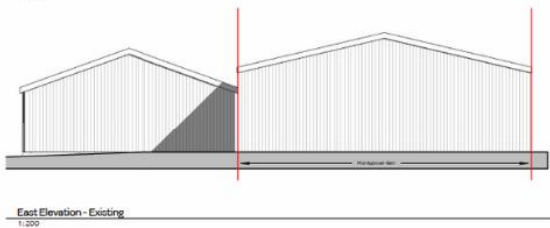
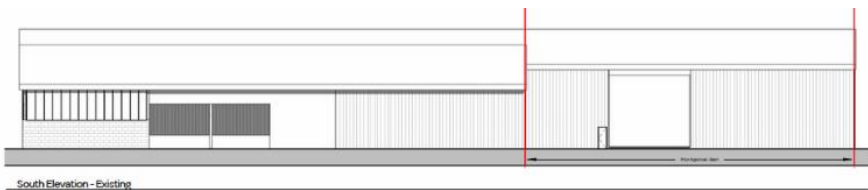
GUIDE RENT

£38,750 per annum

LOCATION PLAN



ELEVATIONS AND FLOOR PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.