

Available Spring 2024

EMIR BUSINESS PARK

WOTTON ROAD, KINGSNORTH INDUSTRIAL ESTATE, ASHFORD, KENT TN23 6JY



TO LET

A Development Offering 10 Light Industrial/ Business Units from 178.0 m² - 986 m² (1,915 – 10,614 sq ft) approx.

POSTCODE: TN23 6JY

Location

Ashford is a designated growth town located within East Kent, being approximately 50 miles south east of Central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover.

The town benefits from excellent road and rail communications, the M20 motorway providing direct access, via Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east).

In addition, the A28 and A2070 provide local links to Canterbury and the South Coast. Ashford International Rail Station provides direct trains to London's St Pancras in 36 minutes.

Situation

The Emir Business Park is situated on The Kingsnorth Industrial Estate, an established trading estate with nearby occupiers to include Jewson's, Lok' N Store and Halfords. It is positioned approximately 1.5 miles south of Ashford town centre having excellent links to the M20 and greater motorway network.



| | miles | mins |
|--------------------|-------|------|
| Ashford | 1.6 | 5 |
| Maidstone via M20 | 22 | 35 |
| Canterbury | 16.5 | 36 |
| M25 J3 via M20 | 39 | 49 |
| M25 J3 via M20/M26 | 39 | 48 |
| Central London | 70 | 52 |
| Channel Tunnel | 11 | 15 |
| Folkestone via M20 | 14 | 20 |
| Dover | 21 | 26 |
| Gatwick | 62 | 72 |

Description

The Emir Business Park is a development offering 10 Light Industrial/ Business Units to Let totalling approx. 3,319 m² (35,726 sq ft) GEA. The units will be ready for occupation by Spring 2024.

Each unit will benefit from loading and turning to the front as well as an allocation of car parking within the development.

Unit 1 will also have dedicated access and road profile from Wooton Road.

Available in shell and core, the units have been refurbished to a high specification, as follows:

- Minimum Eaves Height 3.00m
- Electrically Operated Shutter Doors
- 3 Phase Electricity Supplies (69 kVA–138 kVA)
- Electric Vehicle Charging Points
- B2, B8 and Class E(g) Planning Consents



Accommodation

| Unit | Sq m | Sq ft |
|------|-------|-------|
| 1* | 624.3 | 6,720 |
| 2 | 357.3 | 3,845 |
| 3 | 178.0 | 1,915 |
| 4* | 361.7 | 3,894 |
| 5 | 453.9 | 4,885 |
| 6 | 247.7 | 2,666 |
| 7 | 249.0 | 2,680 |
| 8 | 251.1 | 2,702 |
| 9 | 327.4 | 3,524 |
| 10 | 268.8 | 2,894 |

*Units 1 & 4 are currently combined to create a 10,614 sq ft unit with dedicated yard to the front and loading door to the rear.

Terms

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

Rent

An Accommodation Schedule can be made available upon request denoting quoting rents. Please speak to the agents for further information.

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.

Business Rates

To be assessed on completion of the development. Interested parties are recommended to make their own enquiries with the relevant local authority.

Legal Costs

Each party to bear their own.

Misrepresentations 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

Unless otherwise stated, prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Plans & CGIs

Any plans or computer generated images provided are for indicative purposes only and will not necessarily represent the finished development.

Viewing

Strictly via the joint sole agents:



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