



PHASE 2 WATERBROOK PARK

ASHFORD | TN24 0FL

READY TO PROVIDE NEW ROADSIDE RETAIL & INDUSTRIAL/WAREHOUSE UNITS
35,000 – 290,000 SQ FT (3,254 SQ M - 26,931 SQ M)

Available on a Freehold or Leasehold Design & Build Basis



www.waterbrookpark.co.uk

17.5 ACRES (7.07 HA) ROADSIDE RETAIL & LOGISTICS/INDUSTRIAL SITE

A GSE GROUP DEVELOPMENT



PHASE 2

THE OPPORTUNITY

Waterbrook Park is 130 acre mixed commercial / residential land holding close to Junction 10/10A of the M20 at Ashford in Kent. The commercial element comprises two phases:

PHASE 1

- Ashford International Truck Stop - a new 600 HGV space truck stop which is fully operational.
- 50,000 sq ft SME units arranged in four blocks let/sold to a host of smaller occupiers.



PHASE 1

PHASE 2

LAND PRIMED FOR DESIGN AND BUILD



Waterbrook Avenue | Ashford | TN24 0FL

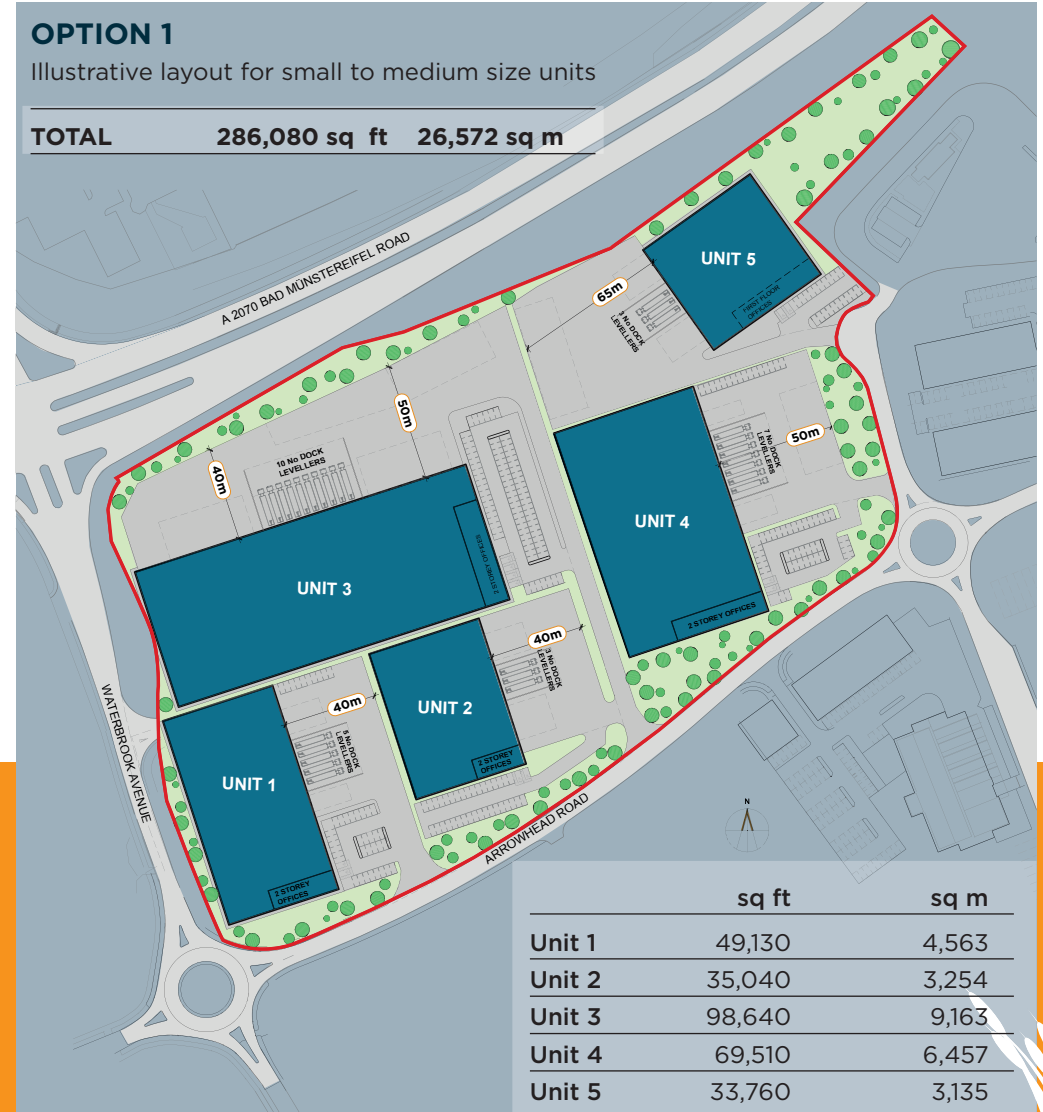
PHASE 2

- 17.5 acres granted outline planning consent for B1, B2, B8 and roadside retail/car showroom (sui generis) development. The site was more recently granted planning consent for the construction of 120,000 sq ft distribution unit on 17.5 acres (not implemented).

OPTION 1

Illustrative layout for small to medium size units

TOTAL 286,080 sq ft 26,572 sq m



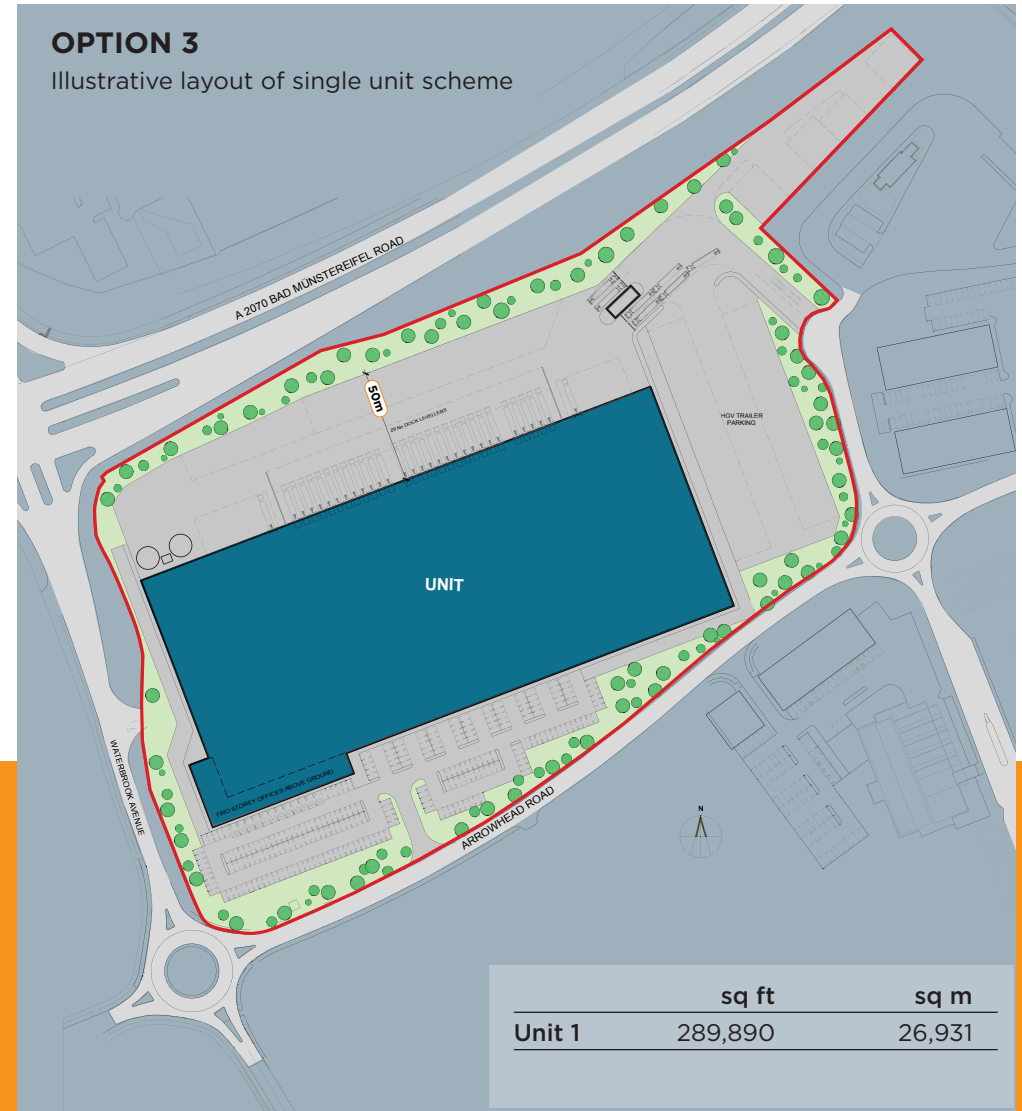


- The site benefits from all mains services and is accessed via two new estate roads, Waterbrook Avenue and Arrowhead Road. The land is primed and ready for development.
- The three layout plan options illustrate how the site can be developed to provide units from c 35,000 sq ft to 290,000 sq ft as follows:

Option 1 - Illustrative layout for small to medium size units:
c 35,000 - 100,000 sq ft

Option 2 - Illustrative two unit layout: 149,070 sq ft & 157,050 sq ft

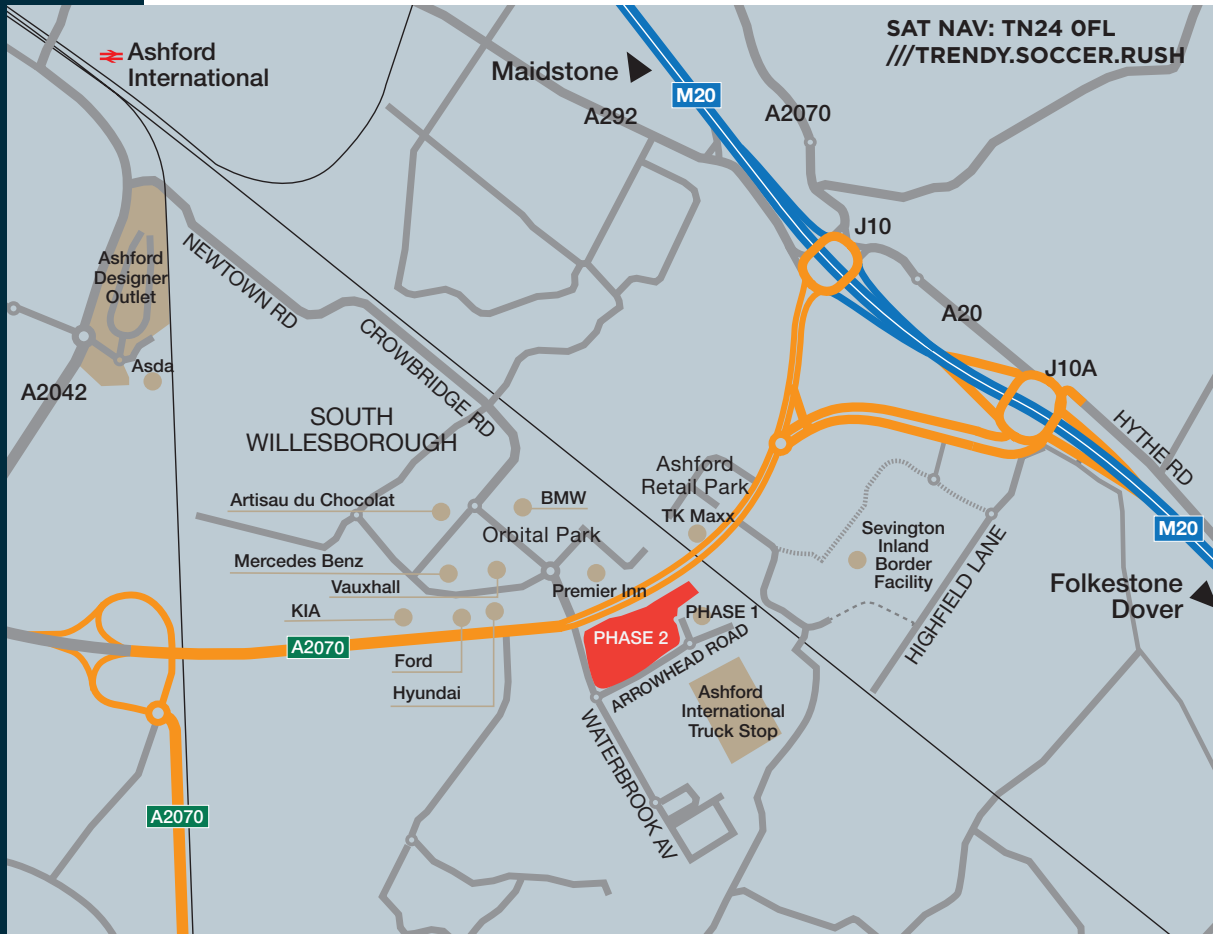
Option 3 - Illustrative single unit layout : 289,890 sq ft





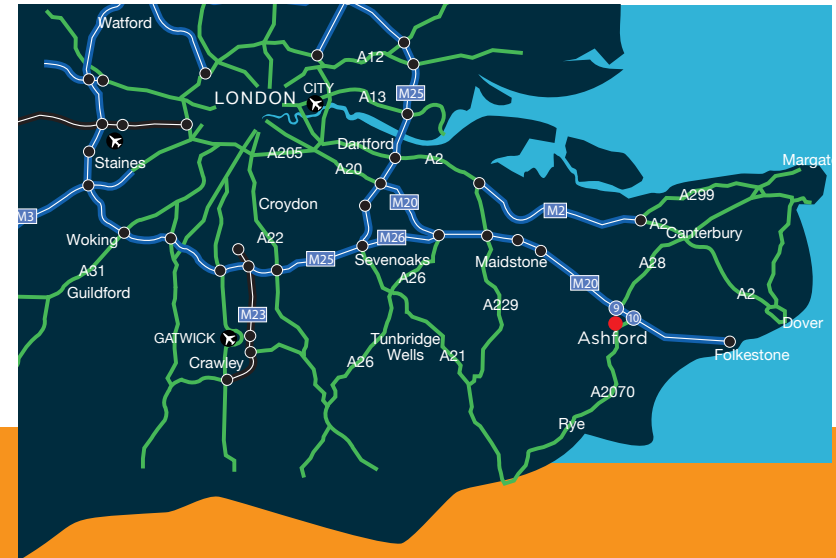
PHASE 2

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DRIVE TIMES

	miles	mins		miles	mins
ASHFORD	1.6	5	DOVER	21	26
CHANNEL TUNNEL	11	15	M25 J3 via M20	39	49
FOLKESTONE via M20	14	20	M25 J3 via M20/M26	39	48
MAIDSTONE via M20	22	35	CENTRAL LONDON	70	52
CANTERBURY	16.5	36	GATWICK	62	72



TERMS - Units can be developed to an occupier's specification on a freehold or leasehold design & build basis.

FURTHER INFORMATION

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. April 2023

Designed by **HEKTA**