



# PHASE 2 WATERBROOK PARK

ASHFORD | TN24 0FL

## READY TO PROVIDE NEW ROADSIDE RETAIL & INDUSTRIAL/WAREHOUSE UNITS FROM 15,000 – 60,000 SQ FT ( 1,394 SQ M - 5,574 SQ M )

Available on a Freehold or Leasehold Design & Build Basis



**DAVID LLOYD**  
LEISURE CLUB - COMING SOON

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

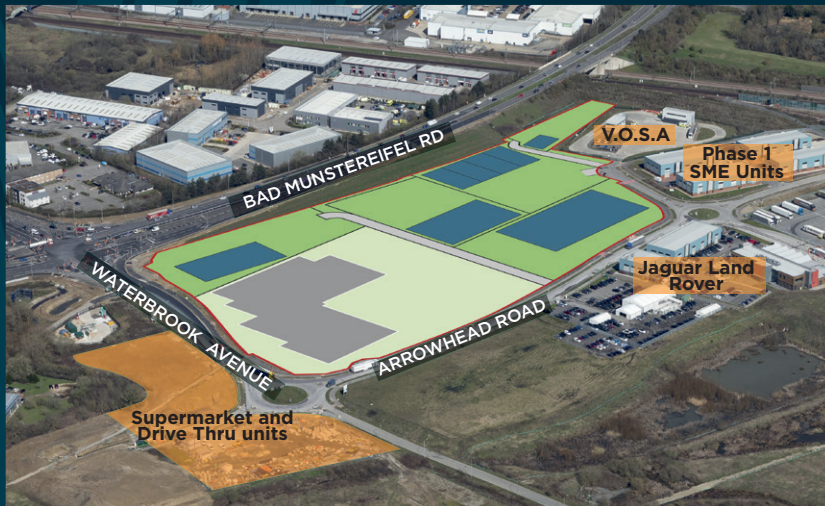
- Ashford International Truck Stop - a new 600 HGV space truck stop which is fully operational.
- 50,000 sq ft SME units arranged in four blocks let/sold to a host of smaller occupiers.



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.

Plot 1 is 6 acres and is contracted with David Lloyd Group for a new leisure centre, subject to planning. Anticipated opening date June 2025.

The remainder of the land could be further developed in 5 further plots as:

Plot 2: 1.70 acres	Plot 4: 2.00 acres	Plot 6: 3.00 acres
Plot 3: 1.75 acres	Plot 5: 0.80 acres	

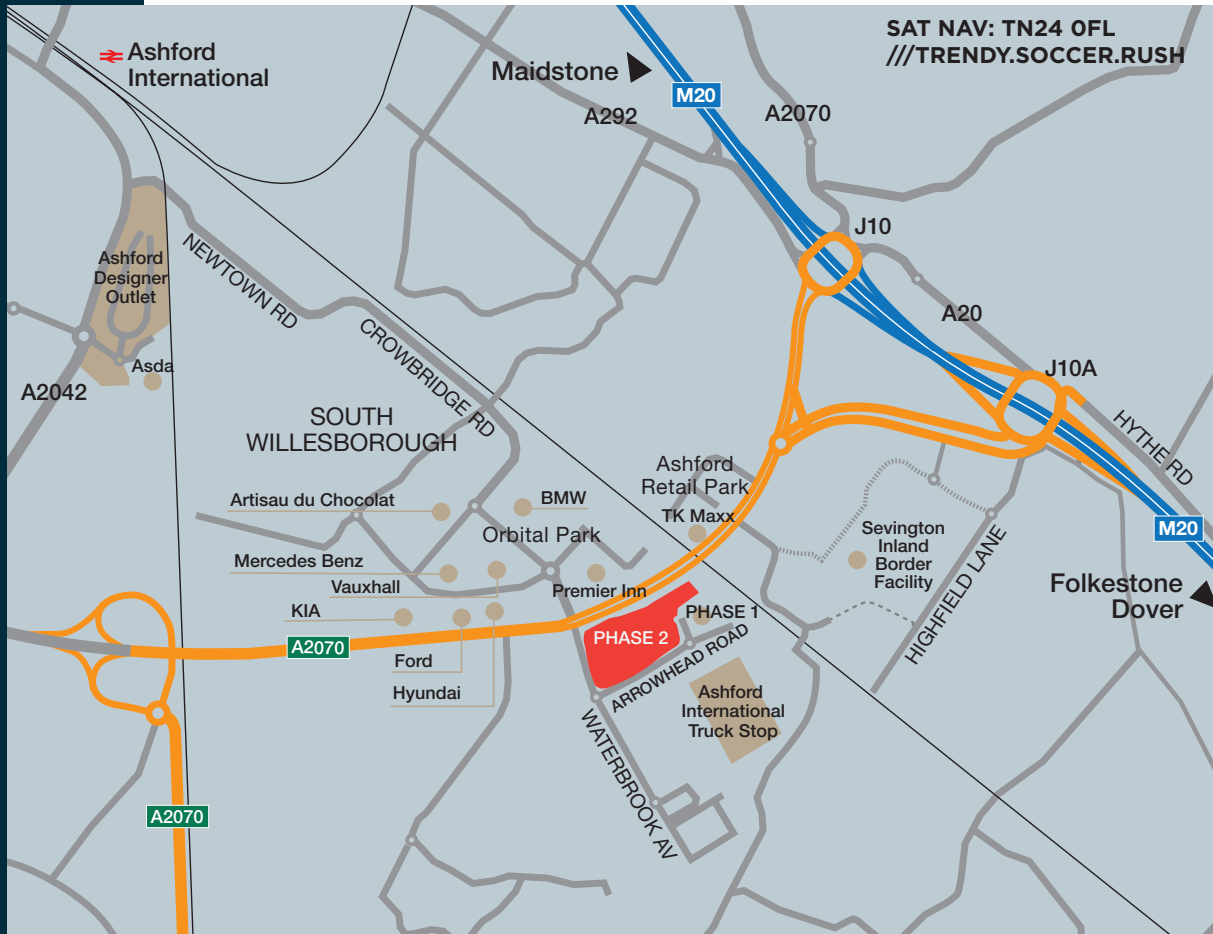
The site benefits from all mains services and is accessed via two new estate roads, Waterbrook Avenue and Arrowhead Road. The land is primed and ready for development.





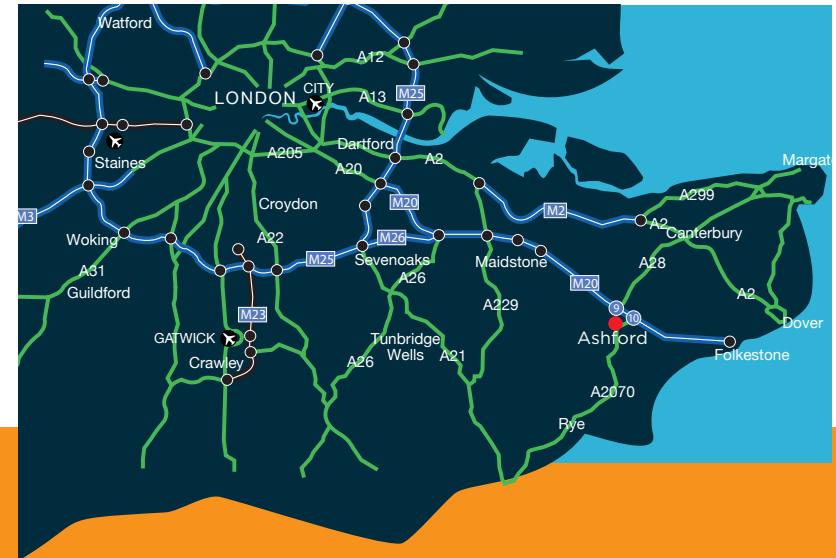
PHASE 2

www.waterbrookpark.co.uk



### 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

**Knight Frank**  
020 7629 8171  
KnightFrank.co.uk

**TOM KENNEDY**  
Tom.Kennedy@knightfrank.com

**ABIGAIL CUNNINGHAM**  
Abigail.Cunningham@knightfrank.com

**SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS  
01622 673086  
sibleypares.co.uk

**PHIL HUBBARD**  
phil.hubbard@sibleypares.co.uk

**NED GLEAVE**  
ned.gleave@sibleypares.co.uk

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. June 2024.

Waterbrook Avenue | Ashford | TN24 0FL

Designed by **HEKTA**