

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

2, Meadow View Business Park

Ruckinge, Kent, TN26 2NR

W3W: [highways.coverage.illogical](https://highways.coverage.illogical)



## RURALLY LOCATED WORKSHOP ACCOMMODATION

### TO LET

- 3,031 sq.ft.
- Generous parking
- 12'4" Eaves Height / 14' Apex
- New lease available
- No motor trade

**Rent Sought: £21,250 per annum plus VAT.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Meadow View Business Park is located on the north side of the B2067 approximately ½ mile east of Hamstreet and six miles south of Ashford. The Ashford/Brenzett trunk road has improved communications in this part of the world substantially giving virtually direct access to the M20 at Junction 10 via the A2070.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

Unit 2 is of modern brick cavity block construction under an insulated steel profiled clad roof with skylights. The unit also benefits from fluorescent strip lights, a concrete floor and a steel roller shutter door 12'1" wide by 9'6" high along with separate personnel doors. A small office area of 177 sq.ft. has been created in the main workshop, along with WC facilities. Externally there is ample parking and loading/unloading area.

## ACCOMMODATION

Main Workshop	2,156 sq.ft.
Side Workshop	875 sq.ft.
Plus WCs	

## SERVICES

3-phase electricity is connected to the premises, along with mains water. Drainage is to a private system. Heating by oil.

## BUSINESS RATES

The premises have a total rateable value of £16,350. The uniform business rate multiplier for the year 2023/24 is 49.9p.



## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £21,250 per annum plus VAT.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 79 (band D). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.