

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

4 Pound Lane, Kingsnorth  
Ashford, Kent TN23 3JE

W3W: [recorders.motoring.gardens](http://recorders.motoring.gardens)



**WORKSHOP/WAREHOUSE ACCOMMODATION**

**FOR SALE**

- Circa 5,500 sq.ft.
- 3-phase Electricity
- Available Q1 2024
- 12 ft eaves, 17ft apex

**Offers Sought: In excess of £615,000**

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

This property is located on the north-eastern side of Pound Lane, approximately 100 yards south of its junction with Chart Road. The Pound Lane Industrial Estate is a well established complex lying approximately two miles south-west of Ashford town centre and is close to the A2070 roundabout which links with Junctions 10 and 10A of the M20 via the Southern Orbital Road.

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 4 is end-terraced in a parade of similar units of steel portal frame construction having brick cavity block elevations under profiled asbestos fibre cement roofs. Unit 4 provides a little under 5,500 sq.ft. of accommodation, having an eaves height of 11ft 5in rising to an apex of 17ft 4in. Access is via a steel roller shutter door to the front elevation along with an additional personnel door. Within the unit an accommodation block has been constructed providing office/showroom of some 800 sq.ft., kitchen of 50 sq.ft., further office of 89 sq.ft. along with a WC of 38 sq.ft.

The unit dates back we suspect to the 1970s; however it still provides perfectly usable workshop/warehouse accommodation within an estate of similar units.

## ACCOMMODATION

Workshop/Warehouse	5,417 sq.ft.
Office/Showroom	800 sq.ft.
Kitchen	50 sq.ft.
Office	89 sq.ft.
WC	38 sq.ft.

## SERVICES

Mains water, drainage and 3-phase electricity are connected to the premises.

## BUSINESS RATES

The premises are currently assessed at a Rateable Value of £36,500.

The uniform business rate multiplier for the year 2024/25 is 49.9p.

## TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in excess of £615,000. It is not thought that VAT is applicable to the sale price.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 121 (Band E).

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 purchasers.