

**TO LET**

# End-Terrace Storage Unit

smith  
woolley  
chartered surveyors



Unit 3A, KPCH Business Park  
Canterbury Road, Ashford TN24 0BP

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

## Situation

The KPCH Business Park is located on the southern side of Canterbury Road on the northern edge of Orbital Business Park. It has good access to the M20 through the Orbital Business Park as well as being located approximately 2 miles from the Town Centre.

Ashford is an expanding town with a good communication network via the M20 Motorway and mainline railway station. High Speed trains run into London in approximately 38 minutes and the Channel Tunnel Terminal is 13 miles to the east.

## Description

Unit 3A is an end-terrace store accessed via a roller shutter door and personnel door and has a mezzanine store. The unit benefits from fluorescent strip lighting, forecourt parking and on-site shared w.c. facilities.

## Accommodation

	Approx. Gross Internal Area	
	sq. m.	sq. ft.
Unit 3A	580.26	6,245
Mezzanine	100.70	1,084
<b>Total</b>	<b>680.96</b>	<b>7,329</b>

## Business Rates

Tenant to be responsible for the payment of business rates.

Rateable Value	£32,750
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Ashford Borough Council.

## Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The offices have a current EPC rating of 76 (Band D).



## Terms

The unit is available to let on a flexible Tenancy at Will basis at a rent of **£2,000 per month plus VAT**. Rent payable monthly in advance. Water and drainage included in rent. Electricity (sub meter) payable by tenant.

One month rent deposit and estate service charge payable.

## Viewings

Strictly by appointment through these offices.

## For Further Information Contact:

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

**01233 640800**

Philip Clapham

[philip.clapham@smithwoolley.com](mailto:philip.clapham@smithwoolley.com)

**01303 228729**

## VACANT POSSESSION UPON COMPLETION

### SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2432/April 2024