

Unit 4 Brookfield Industrial Estate, Ashford



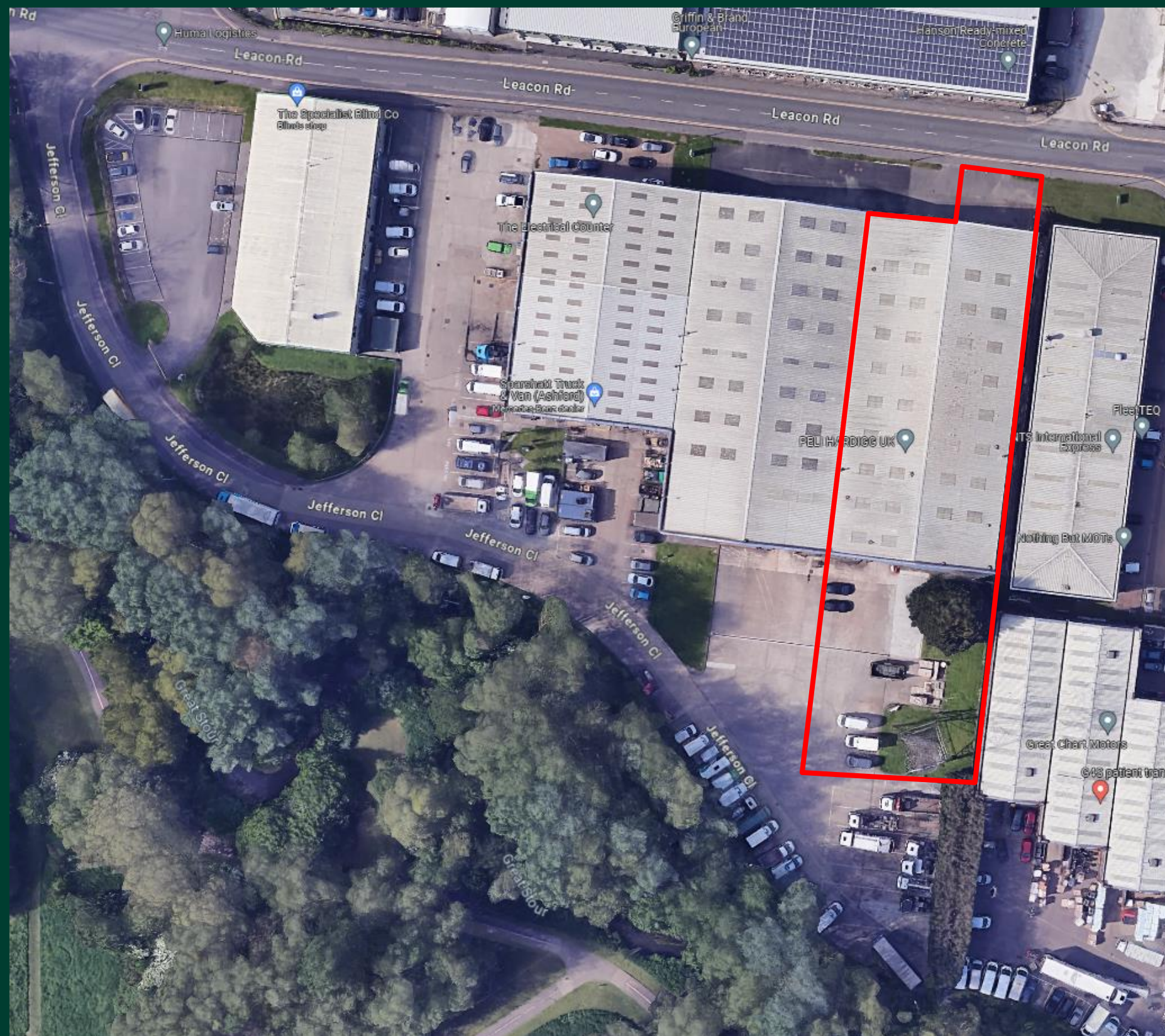
Description

Unit 4 Brookfield Industrial Estate comprises 17,731 sq ft of warehousing with 3,392 sq ft of versatile welfare accommodation, including offices, kitchens, WC's and a reception area. The unit benefits from 7.4m eaves, rising to 10.7 at the apex. Externally, the unit has a 5m-by-5m electric roller shutter door, serviced by a large yard area.

Unit	SqFt
Warehouse	17,102
Mezzanine	684
Ground Floor Welfare	2,272
First Floor Offices	1,120
Total	21,178

Specification

- 10.7m eaves at apex
- 1 electric roller shutter door
- 3-phase power
- Extensive yard
- 21 car parking bays (3 in front, 19 at rear)
- LED lighting
- 10% polycarbonate roof panels
- Gas powered warm air blower



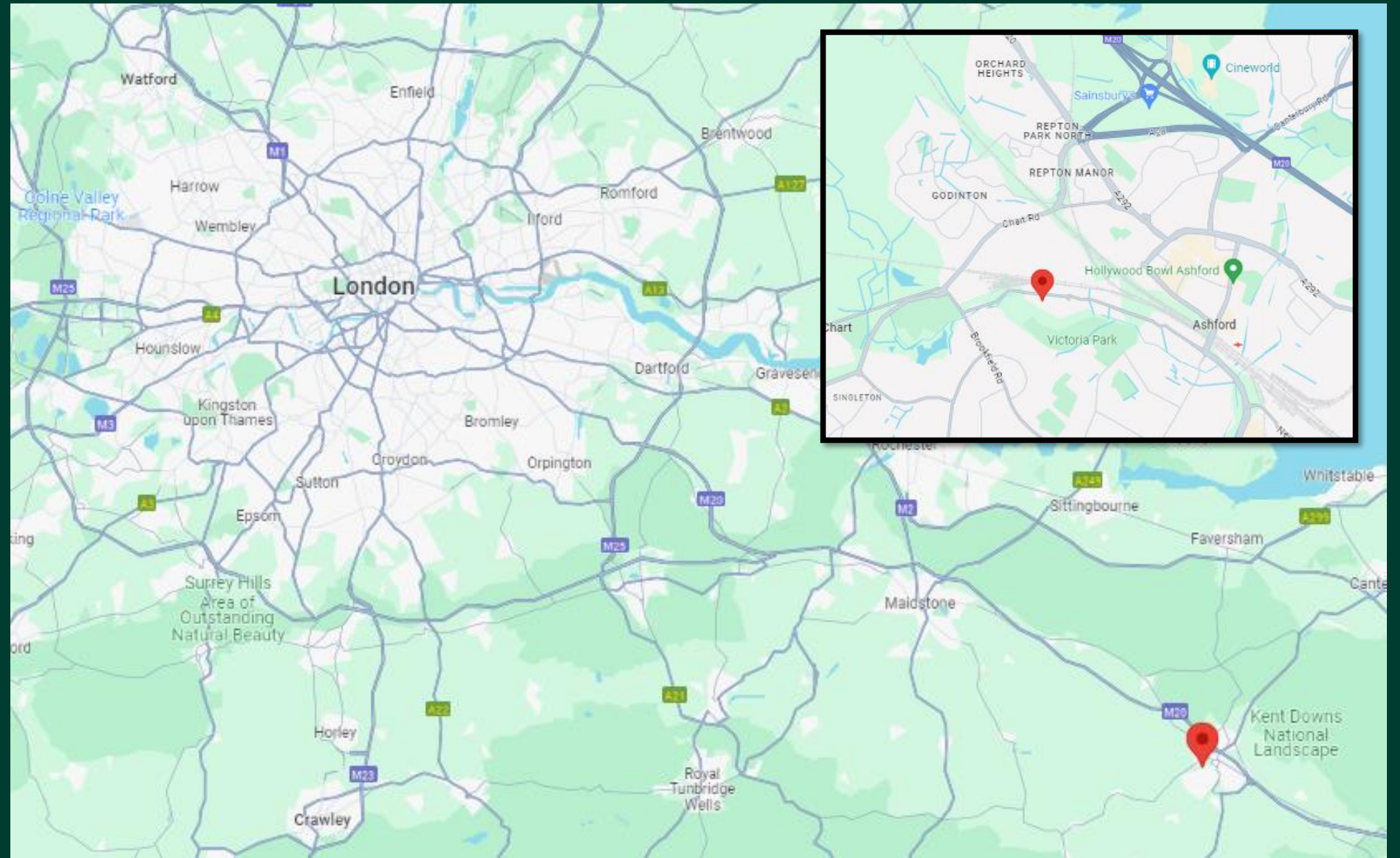
Location

Ashford is a well-established industrial location, serving as a transportation hub for Kent, East Sussex, and the wider South region. Brookfield Industrial Estate is strategically located in west Ashford, 1.6 miles south of the A28 and 1.9 miles south of J9 of the M20.

Types	Destination	Miles	Drive Time
	A28	1.6 miles	4 mins
	M20	1.9 miles	5 mins
	A2070	2.9 miles	7 mins
	Ashford International	1 mile	3 mins
	Pluckley	7.5 miles	15 mins
	London Ashford	18 miles	25 mins
	Rochester Airport	25 miles	30 mins
	London Gatwick	57 miles	60 mins

The property is well served by rail services. Ashford International is located 1 mile away, providing access to King Cross St Pancras in 37 minutes.

Both London Ashford and Rochester airport are accessible within 30 minutes, with Gatwick located 57 miles east of the site.



Terms

Available by way of assignment of the unexpired term of the lease to 24/12/2026 or sublease to 24/11/2026.

Rates

Rateable valuable for this property is £144,000.

EPC

This property has an EPC value of 93 D

Rent

Passing rent £200,000 pax – Sublease Rent on application



For further information or if you wish to arrange a viewing, please contact:

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Viewings strictly by appointment only.

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