

Willesborough Industrial Estate Kent

Available To Let
Terraced industrial estate
1,911 sq ft (178 sq m)



Close to Junction 10 of M20



3 Phase Electric



16 foot eaves height



Full height roller shutter doors

Willesborough Industrial Park, Kent

Willesborough Industrial Park, Willesborough, Ashford, Kent, TN24 0TD



Description

This brick built mid terrace industrial unit with an insulated flat roof dates from the 1980s. The unit has mezzanine offices of 655 sq. ft. The warehouse provides 1,256 sq. ft. with WC facilities to the rear. The warehouse has roller shutter door access measuring 3.6 metres wide by 4.8 metres high. Externally there is an area of concrete hardstanding for loading / unloading and car parking.

Location

Willesborough Industrial Park is a popular industrial estate located on Kennington Road, approximately ¼ mile from J10 of the M20. Ashford town centre is approximately 1-mile north west and benefits from its central position within Kent, accessed via the A20/M20 motorway and 5 mainline railways. The International Passenger Station in Ashford gives direct access to Northern Continental Europe and London is now 37 minutes distant via HS1.

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

EPC

Available upon request.

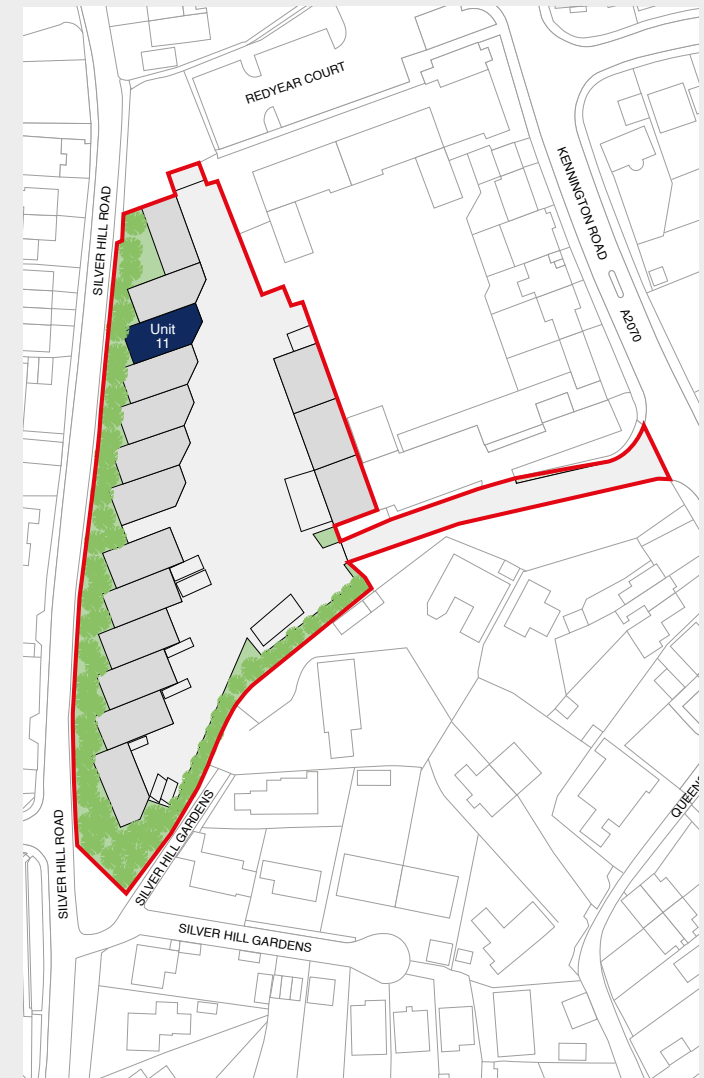
Terms

A new lease will be available for a term to be agreed by negotiation subject to upward only rent reviews at a commencing rent of between £11,000 - £38,000 per annum exclusive, with the rent dependent on the numbers of units taken.

Further Information

Please contact:

Mileway
Dan Roberts
 Southeast@mileway.com
 020 3991 3516



Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 11	1,911	178

Mileway