

Kenhire Premises

Henwood Industrial Estate, Ashford, Kent TN24 8DX

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

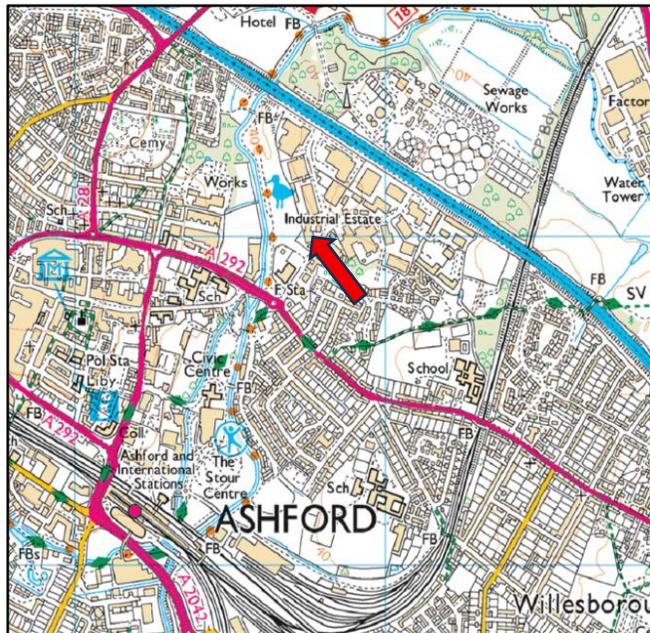
- Rare Industrial Investment Opportunity
- Occupied by Kenhire Limited at a Combined Rent of £112,500 per annum (exc)
- Hugely Popular Ashford Business – Trading Since 1949
- Guide Price of £1.45m – Reflecting an Initial Gross Yield of 7.76%
- 0.82 Acre Site – Site Cover Ratio of 28%

**Industrial Investment
For Sale**
1,045.2 m² (11,250 sq ft) approx.

LOCATION

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway.

The property is located towards the front of Henwood Industrial Estate, around half a mile from Ashford Town Centre, being an established and popular trading estate containing a mix of industrial/ warehouse units and modern office buildings.



DESCRIPTION

The property comprises a detached industrial/ workshop building of steel frame construction, having brick and block elevations beneath a mix of flat and pitched roofs, constructed in 1973. It has since been adapted and extended over time to create a vehicle workshop complex.

The buildings are all adjoining and interconnecting arranged a reception and offices to the front with workshops, vehicle spray booth, bodyshop and associated buildings to the side and rear.

The property is finished to a good modern standard. The offices are constructed to an air conditioned (heating and cooling) specification, having a suspended ceiling incorporating modern lighting, perimeter trunking incorporating power and data and carpeted flooring.

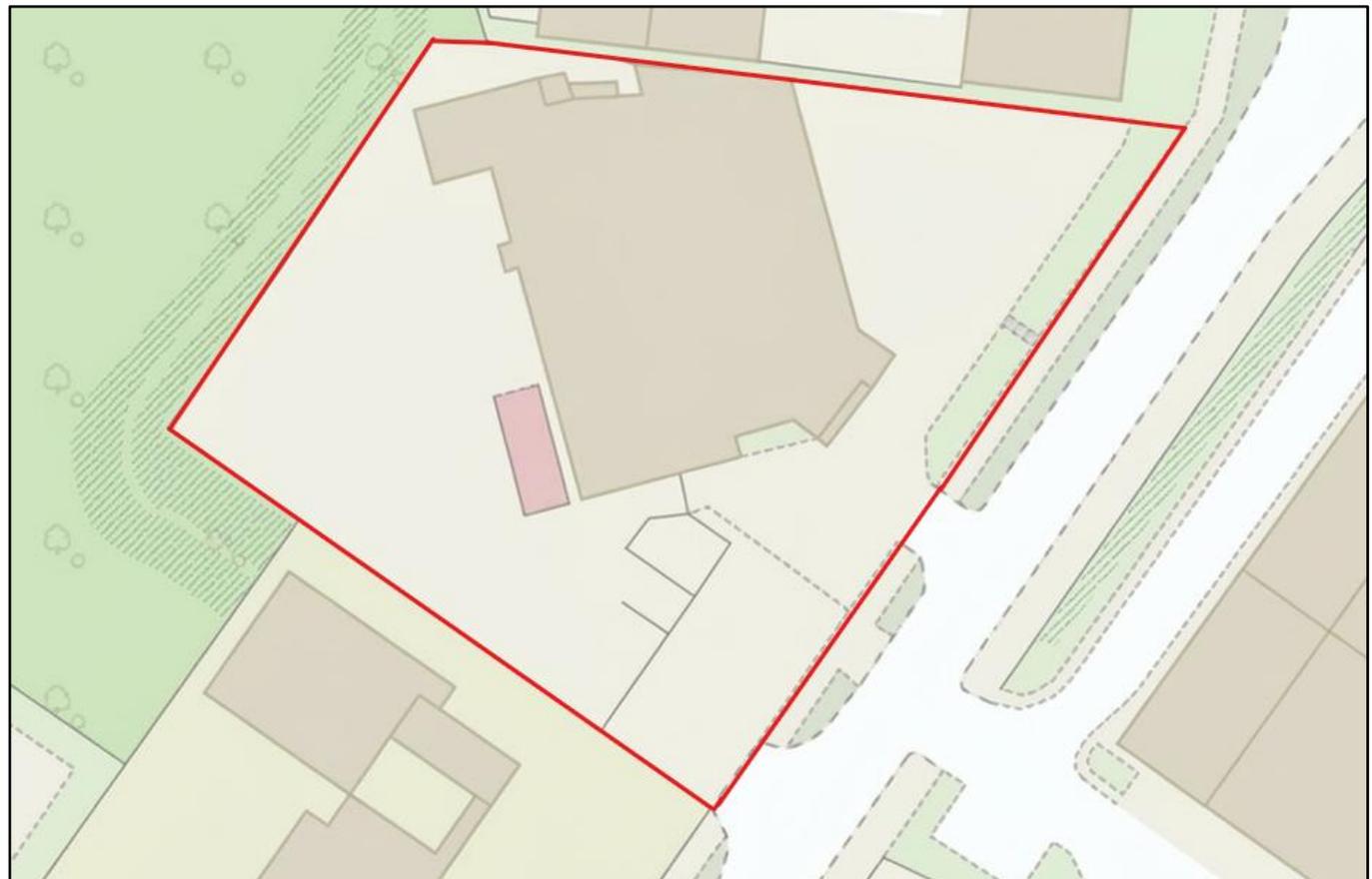
The workshops are finished to an equally modern specification having painted concrete floors, modern lighting and access via several sliding concertina loading doors.

The built property sits on a total site area of approx. 0.82 acres (0.332 hectares), being a site cover ration of around 28%.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Reception & Office	83.6	900
	Main Workshop	292.6	3,150
	MOT Bay	60.4	650
	Body Repair Shop	171.9	1,850
	Spray Booth	32.5	350
	Rear Workshop	181.2	1,950
	Tyre Fitting Bay	37.2	400
	Canteen & Staff	37.2	400
Mezzanine	Stores	148.6	1,600
Total		1,045.2	11,250



TENANCIES

The property is occupied by Kenhire Limited (Company no. 01064115) across two leases, as follows:

The Land & Buildings are let by way of a Full Repairing & Insuring Lease for a term of 10 years from 9 January 2026 (expiring 8 January 2036) at a rent of £90,000 per annum.

The lease is subject to an upwards only Market Rent Review and Tenant only Break option on the fifth anniversary (9 January 2031).

The Land on the West Side of Henwood ("The Yard") is let on the same Full Repairing & Insuring basis for a term of 10 years from 9 January 2026 (expiring 8 January 2036) at a rent of £22,500 per annum.

The lease is subject to an upwards only Market Rent Review and Tenant only Break option on the fifth anniversary (9 January 2031).

THE TENANT

Kenhire Limited are a vehicle hire and servicing company that has served Ashford since 1949, being a stalwart in the community and popular local business.

As of 31 March 2025, the business manages a significant portfolio of tangible and fixed assets valued at over £1.9 million, including a major fleet of motor vehicles and freehold property.

According to Companies House, Kenhire Limited (Company no. 01064115) reported the following results:

Financial Metric	31 March 2025	31 March 2024
Total Net Assets	£619,216	£485,207
Profit & Loss (Reserves)	£607,216	£473,207
Tangible Fixed Assets	£1,934,218	£2,176,319

TITLE

The property is owned freehold across Titles:

- K384503
- K636504
- K846371
- K639131

TERMS

The freehold interest is offered for sale on an unconditional basis subject to the existing tenancies.

PRICE

Our client is seeking offers from £1,450,000 reflecting a Gross Initial Yield of 7.76%.

BUSINESS RATES

As of 1 April 2026, the rateable value (RV) of the property is shown on the Valuation Office Website as follows:

Workshop & Premises: £81,500

PLANNING HISTORY

From online investigations, we have been able to establish the following pertinent planning information:

Ref: 89/00217/AS – Planning was granted for the installation of a diesel tank & pumping station.

Ref: 91/00141/AS – Planning was granted for the extension and alterations of the existing building.

Ref: 02/00268/AS – Planning was granted for the erection of a spray booth.

Ref: 10/00667/AS – Planning was granted for the demolition of the existing water pumping station, removal of the below ground fuel tanks and install of new storage tanks.

Ref: 11/01089/AS – Planning was granted for use to include MOT testing & the installation of workshop access doors.

DATA ROOM

A link to a Data Room containing pertinent property information can be provided. Please ask the agent for further information.

FINANCE ACT 1989

We are informed the property is not elected for VAT.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves as to the correctness of the statements contained in these particulars.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

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ned.gleave@sibleypares.co.uk
01233 629281 | 07547 672622

sibleypares.co.uk



**KENHIRE
LIMITED**

**KENHIRE
LIMITED**

**75
YEARS**

**KENHIRE
LIMITED**

- Vehicle hire
- Equipment hire
- Fleet management
- Leasing
- Finance

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KENHIRE.CO.UK





KENHIRE LIMITED

hire reception

75 YEARS

KENHIRE LIMITED

Toilets



APHA
Animal and Plant Health Inspection
No Smoking

5 PLOM









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