



INDUSTRIAL PREMISES

TO LET *on flexible lease terms*



Key Benefits

- Unit fronts Victoria Road
- 4m (13ft) eaves
- Concertina loading door
- 3 phase power
- First floor offices
- Close to town centre
- M20 junction 9 or 10 within 2 miles
- Close to Ashford International

**WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT
IN PROMINENT LOCATION**

**UNIT 5 CHUNNEL INDUSTRIAL ESTATE, VICTORIA ROAD,
ASHFORD, KENT TN23 7HJ**

3,172 sq ft (294.69 sq m)

For further information contact:

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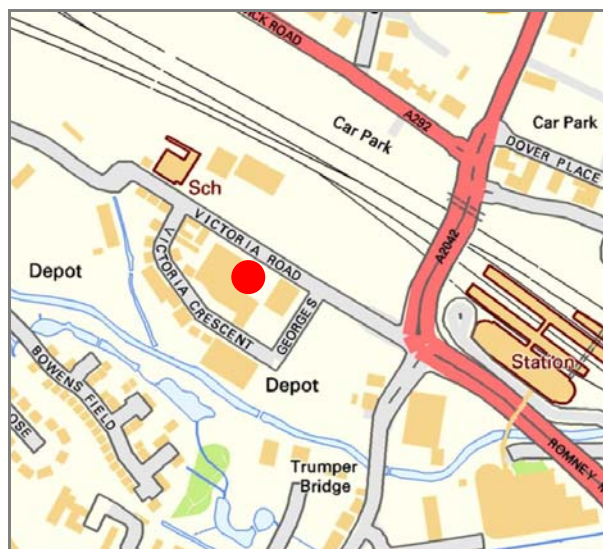
Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



UNIT 5 CHUNNEL INDUSTRIAL ESTATE, VICTORIA ROAD, ASHFORD, KENT TN23 7HJ

LOCATION

The unit is situated on the established Chunnel Industrial Estate and is accessed via the Victoria Link Road connecting the A28 to junction 9, M20 or the A292 which in turn links to junction 10. Both junctions are within 2 miles providing excellent access to the motorway network. Ashford town centre is within walking distance providing local amenities with Ashford International Station providing access to Central London or the Channel Tunnel.



DESCRIPTION

The unit is end of terrace and of steel frame with part brick, part profile metal clad elevations. The unit benefits from a concertina loading door, 4m eaves, first floor offices and separate WCs.

ACCOMMODATION

The property comprises the following gross internal areas:-

	FT ²	M ²
Warehouse	2,631	244.38
GF Office / Amenities	236	21.90
1F Office	306	28.40
TOTAL	3,172	294.68

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£23,000 per annum exclusive of any other outgoings including VAT.

RATES

From our inspection of the Valuation Office Agency website we have identified the Rateable Value under the 2017 Rating List at £19,250 (rates payable of £9,240 per annum). Interested parties are advised to make their own enquiries with Ashford Borough Council.

SERVICE CHARGE

There is a service charge for the upkeep of the estate. Further information available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – 94D.



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Chartered Surveyors