

PHASE 1 WATERBROOK PARK

ASHFORD | TN24 0LH

COMING SOON
AVAILABLE Q2 2020



To Let **New Business Units** from 2,067 – 10,908 sq ft

www.waterbrookpark.co.uk

 A GSE GROUP DEVELOPMENT

LOCATION

Ashford is located in East Kent approximately 50 miles south east of Central London, 20 miles south east of Maidstone and 20 miles west of the Port of Dover, one of the busiest passenger ports in the World.

The town benefits from excellent road and rail communications. The M20 motorway provides direct access to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the South Coast.

Ashford International Rail Station provides direct trains via the Eurostar to Paris in under 2 hours and London's St Pancras in 35 minutes.

Construction work is underway Junction 10A M20 with completion expected in May 2020.

WATERBROOK PARK

Waterbrook Park is 130 acre mixed commercial/residential land holding close to Junction 10/10A of the M20 at Ashford in Kent. Planning consent was granted in July 2018 for the following commercial element of the project:

PHASE 1

- A new 600 HGV space truck stop
- 50,000 sq ft SME units

Phase 1 is currently under construction for practical completion Spring 2020.

PHASE 2

- 16.5 acres granted outline consent for B1, B2, B8 and car showroom (sui generis) development.

Pre-let/Pre-sale interest is being sought for unit sizes from 25,000 sq ft to 200,000 sq ft.





ACCOMMODATION (GEA)

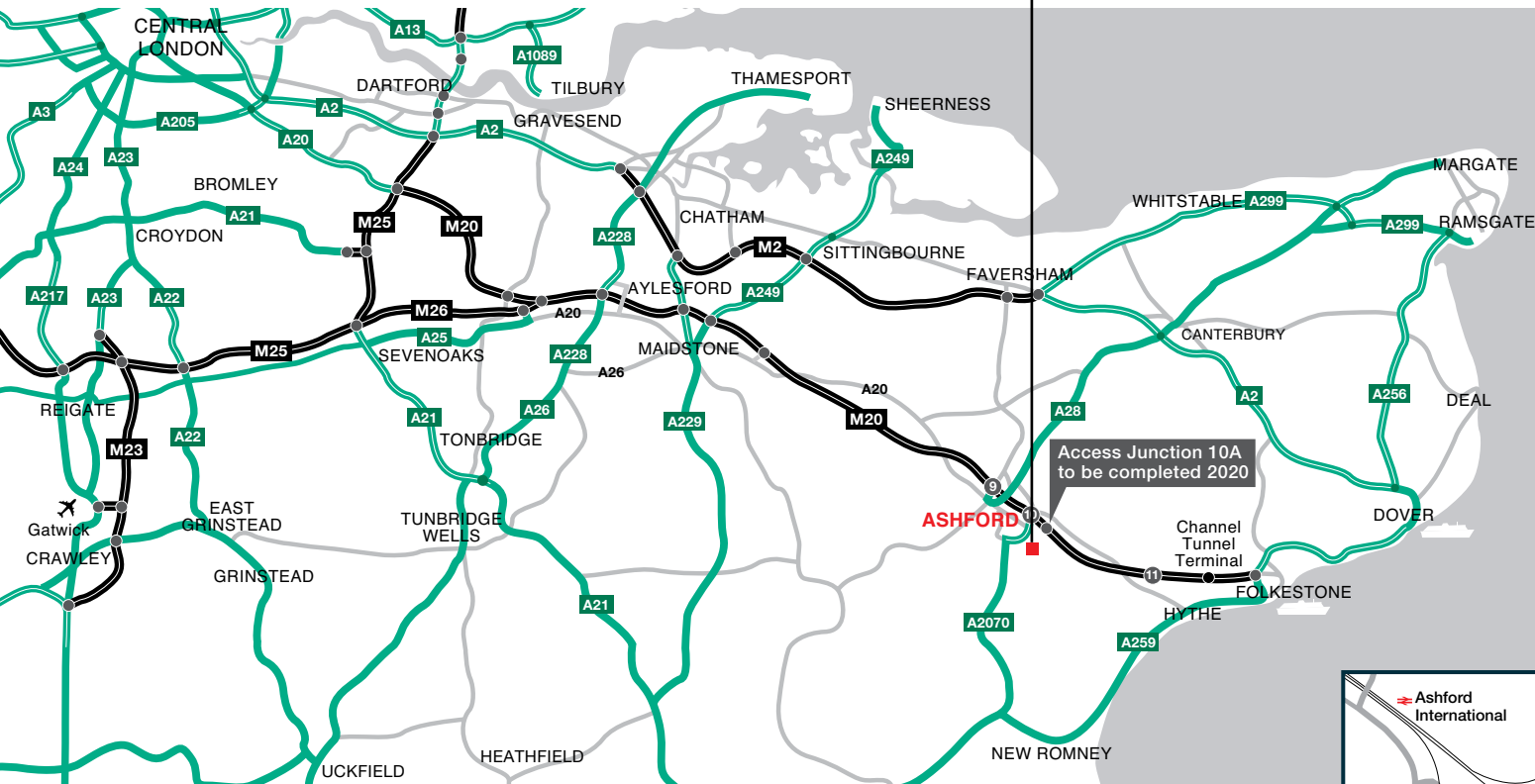
Block A	sq ft	sq m	Block B	sq ft	sq m
A1	2,760	256.40	B1	2,118	196.80
A2	2,694	250.30	B2	2,067	192.00
A3	2,694	250.30	B3	2,067	192.00
A4	2,760	256.40	B4	2,118	196.80
A5	2,760	256.40	B5	2,118	196.80
A6	2,694	250.30	B6	2,067	192.00
A7	2,694	250.30	B7	2,067	192.00
A8	2,760	256.40	B8	2,118	196.80
Total	21,816	2,026.80	Total	16,740	1,555.20

Blocks C and D are pre-let.

SPECIFICATION

- BREEAM rating - designed in accordance with "Very Good" rating
- Minimum eaves height 6.8m
- Underside of haunch height 7.44m
- Floor loading 20kN/m²
- Electrically operated shutter doors
- Services block to include disabled compliant WC, kitchenette & changing room
- 3 phase electricity
- Planning consent for 1st floor mezzanine in each unit
- Flexible planning consent for B1(b), B1(c), B2 and B8 uses





DRIVE TIMES	miles	mins
ASHFORD	1.6	5
CHANNEL TUNNEL	11	15
FOLKESTONE via M20	14	20
MAIDSTONE via M20	22	35
CANTERBURY	16.5	36
DOVER	21	26
M25 J3 via M20	39	49
M25 J5 via M20/M26	39	48
CENTRAL LONDON	70	52
GATWICK	62	72

Source: Google maps



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TERMS

Rent - Upon Application

Lease - To take a new 10 year, full repairing and insuring lease, to a tenant of acceptable financial status. 5 year break clause may be considered

VAT - All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.

Service Charge - To be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

Business Rates - To be assessed. Interested parties must confirm the Rateable Value with the relevant local authority.

