Carlton Road Business Park, Ashford, Kent TN23 IDP

A new development of 28 warehouse and industrial units from

865 sq ft (80.4 sq m) up to **50,046 sq ft** (4,649.5 sq m)

To Let

On the instructions of

ASHFORD
BOROUGH COUNCIL

Carlton Road Business Park, Ashford, Kent TN23 1DP

ACCOMMODATION

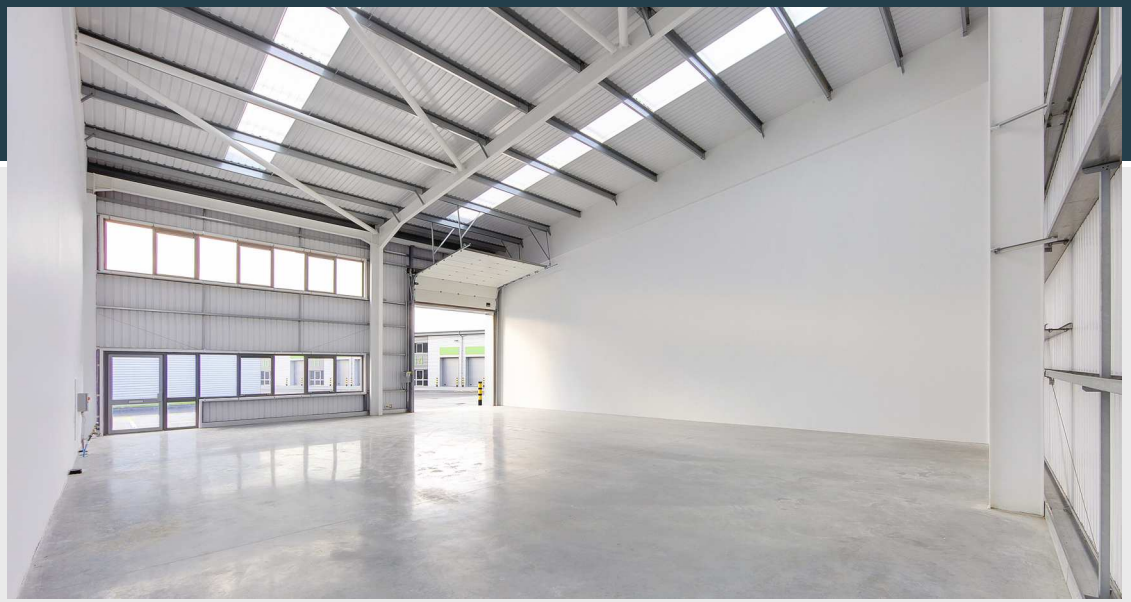
The units comprise the following approximate gross external areas (GEA) for general guidance:

Unit	SQ FT	SQ M
1.	1,026	95.35
2.	1,117	103.74
3.	1,117	103.74
4.	1,118	103.89
5.	865	80.40
6.	1,661	154.28
7.	1,434	133.23
8.	1,437	133.53
9.	1,659	154.17
10.	1,822	169.24
11.	1,436	133.38
12.	1,598	148.44
14.	1,435	133.32
15.	1,983	184.20
16.	1,412	131.20
17.	1,302	120.96
18.	1,448	134.50
19.	1,364	126.70
20.	1,361	126.48
21.	1,446	134.33
22.	1,373	127.68
23.	3,729	346.48
24.	2,838	263.62
25.	2,635	244.79
26.	2,838	263.62
27.	2,633	244.66
28.	2,836	263.48
29.	3,123	290.14

(Note that units can easily be combined)

Site plan is indicative for guidance purposes only

Carlton Road Business Park, Ashford, Kent TN23 1DP



LOCATION

Carlton Road Business Park is located within the well-established Cobbs Wood Industrial Estate which lies approximately half a mile west of Ashford town centre and 1 mile from J9 of the M20. Ashford has been voted the best place to do business in Kent and the borough has a population of 126,000.

The business park benefits from excellent road communications via the A20 / M20 and Ashford International Passenger Station giving direct access to continental Europe as well as London St Pancras, which is reached in just 38 minutes.

DESCRIPTION

Carlton Road Business Park is an exciting new secure gated development of 28 flexible industrial / warehouse units that will each provide the following specification:

- **Allocated car parking spaces**
- **Sectional up and over roller shutter door**
- **All mains services**
- **3 phase power supply**
- **Floor loading capacity 37.5kN/m²**
- **10% to 15% intermittent translucent roof lights**
- **1 single disabled WC per unit (to be retro fitted).**

Carlton Road Business Park, Ashford, Kent TN23 1DP

DISTANCES FROM THE SITE	
Ashford town centre	1.3 miles
Ashford International Rail Station	1.6 miles
Dover Ports	23 miles
Euro Tunnel Terminal	15 miles
M20 (Junction 9)	1 mile
M25 (Junction 3)	37 miles
Central London	56 miles

EPC RATING

The units benefit from excellent EPC ratings ranging from A21 to B28. Full details available upon request.

TERMS

The units are available by way of a new FRI lease on terms to be agreed.

RENT

Upon application.

VIEWING

For further details and viewings please contact the sole agent.

Tom Booker 07584 237141 - tom.booker@altusgroup.com

Chris Birch 07976 681951 - chris.birch@altusgroup.com

Stephen Richmond 07771 900682 - stephen.richmond@altusgroup.com

Altus Group

01322 285588

www.altusgroup.com

www.gtdc.co.uk 01732 851 502

Misrepresentation Clause: The agents, for themselves and for the vendors or Lessors of this property whose agents they are, give notice that: Plans and drawings are for identification purposes only and do not form any part of any contract. Measurements and areas are approximate and whilst believed to be accurate, an intending lessee or purchaser must satisfy himself as to their accuracy. No responsibility is taken for any error, omission or misstatement in this brochure which does not constitute or form part of an offer or contract. No representation or warranty whatever is made or given in this brochure or any negotiations consequent thereon. Any rents or prices quoted may be subject to VAT in addition. January 2019