

FOR SALE – INDUSTRIAL UNIT



Unit 3 Wotton Trading Estate, Wotton Road, Ashford,
Kent TN23 6LL



3,895 sq ft (361.85 sq m)

- Industrial Unit
- Yard circa 14,000 sq ft
- Eaves Height 3.2m
- Roller Shutter Door 3.05m x 2.95m
- 100 kva Electrical Supply
- £390,000 Freehold

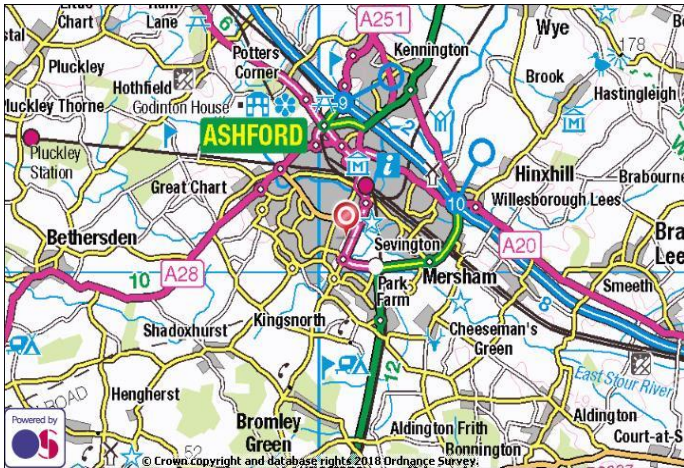


www.taylorriley.co.uk

01233 629281

enquiries@taylorriley.co.uk

Unit 3 Wotton Trading Estate, Wotton Road, Ashford, Kent TN23 6LL



Description

FREEHOLD INDUSTRIAL UNIT.

Location

The premises are located on the Wotton Trading Estate which lays to the south side of Ashford Town close to the areas of Stanhope and South Willesborough. The unit is situated off the B2229 estate road accessed by the A2042 which serves the town centre and within easy reach of both Junctions 9 & 10 of the M20 Motorway.

Price

Freehold £390,000

Rateable Value

RV £16,250 @ 48p in the £ for the year 2018/19

Rates payable £7,800.

(applicants are advised to make their own enquiries of the Local Borough Council)

Services

Mains drains and water supply.

No gas.

100 kva electric supply.

Viewing/Enquiries

Strictly by prior appointment through the Surveyors.

Please contact

Joel Wyatt e: joel.wyatt@sibleypares.co.uk

Accommodation

Concrete portal frame construction.

Industrial Unit GIA 3,895 sq ft (361.85 sq m)

Offices	316 sq ft	(29.36 sq m)
Kitchen	60 sq ft	(5.57 sq m)
Ladies and Gents Toilets	98 sq ft	(9.1 sq m)
Storage Mezzanine Approx	800 sq ft	(74.32 sq m)

Rear Yard circa 14,000 sq ft.

Roller Shutter Door to front 3.05m wide x 2.95 m high.

Minimum eaves height 3.2m.

EPC

Awaited.

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

**SIBLEY PARES**

TAYLOR RILEY

01233 629281

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. 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 himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



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