



INDUSTRIAL PREMISES

TO LET



Key Benefits

- 3 phase power
- 20kN/m² floor loading capacity
- 8 marked parking spaces
- 4 full height roller shutter doors
- · 6m eaves height
- · High bay warehouse lighting
- WC
- · All mains services

MODERN TRADE COUNTER / INDUSTRIAL UNITS
SITUATED WITHIN A POPULAR TRADE ORIENTATED ESTATE

UNITS 1-4 KINGFISHER BUSINESS CENTRE, HENWOOD INDUSTRIAL ESTATE, ASHFORD, KENT TN24 8DG

2,156 sq ft up to 5,162 sq ft (200.29 sq m up to 479.56 sq m)

Plus additional 1,056 sq ft (98.10 sq m) mezzanine floor

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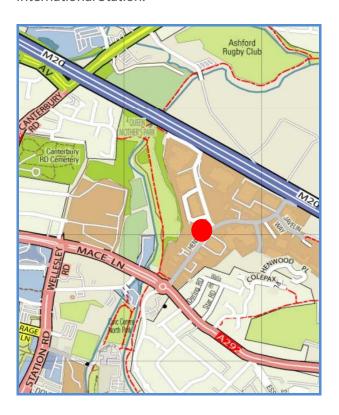
INDUSTRIAL PREMISES



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LOCATION

The Kingfisher Business Centre forms part of the well established Henwood Industrial Estate which is situated approximately midway between junctions 9 and 10 of the M20. Henwood is accessed from the roundabout at the junction of Mace Lane and Hythe Road. The estate is located within a mile of Ashford town centre and Ashford International Station.



DESCRIPTION

The property constructed in 2006 comprises four terraced units of steel portal frame construction with brick and steel clad external elevations and a pitched roof. There is a fitted trade counter / showroom area at ground floor of Units 3/4.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT	M ²
Units 1/2		
Warehouse	3,006	279.27
Units 3/4		
Warehouse & showroom /		
office	2,156	200.29
1F Mezzanine	1,056	98.11
Total inc. mezzanine	6,218	577.67

TERMS

The units are available combined on a new full repairing and insuring lease for a term to be agreed. Alternatively consideration will be given to letting Units 1/2 and Units 3/4 separately.

RENT

£40,000 per annum exclusive.

RATES

From our inspection of the Valuation Office Agency website we have identified the combined rating assessment under the 2017 Rating List at £36,500. Interested parties are advised to make their own enquiries with Ashford Borough Council.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating = C70

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Chartered Surveyors

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