



# INDUSTRIAL PREMISES TO LET



## Key Benefits

- 3 phase power
- 20kN/m<sup>2</sup> 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**

For further information contact:

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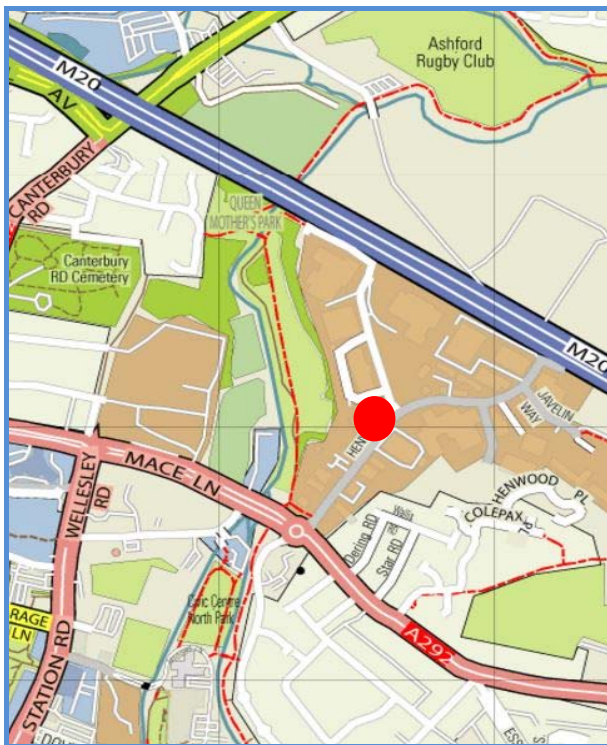
Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



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

### 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 <sup>2</sup>
<b>Units 1/2</b>		
Warehouse	3,006	279.27
<b>Units 3/4</b>		
Warehouse & showroom / office	2,156	200.29
1F Mezzanine	1,056	98.11
<b>Total inc. mezzanine</b>	<b>6,218</b>	<b>577.67</b>

### 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

**Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ**

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**Chartered Surveyors**