



Land

TO LET

Conningbrook Depot

Willesborough Road, Kennington, Ashford, Kent TN24 9QP

Open storage site with workshop

Size 1.39 Acres (5,625.13 sq m)

M20 Jct 10 - 1 mile

Key Points

- Secure site
- Hard standing
- Electrical supply
- Workshop
- Water

Location

The site is situated on the A2070 with Ashford town centre circa 3 miles to the south and M20 junction 10 within 1 mile, providing good access to the national motorways to the West and Channel tunnel ports to the East.

Description

A self contained open storage site predominantly concrete / tarmac surfaced with workshop including mezzanine floor, garage, water, electricity and private drainage. The site has been used for a number of years as a Council depot for landscape services and associated uses.

The workshop comprises of four bays, with two roller shutter doors and two sets of double doors, office and separate WC's. All bays have lighting and electricity.

Accommodation

The site comprises approximately a gross external area of:

Whole Site	1.39 acres	0.56 hectares
Workshop	3,655 sq ft	339.55 sq m
Mezzanine	429 sq ft	39.85 sq m
Garage	308 sq ft	28.61 sq.m

Terms

Available to let on a new lease for a term to be agreed.

Rent

£60,000 per annum

Rent exclusive of any other outgoings and VAT

EPC

This property has been graded as 119(E).

Business Rates

Rates Payable: £27,484 per annum

(based upon Rateable Value: £55,750 and UBR: 49.3p)

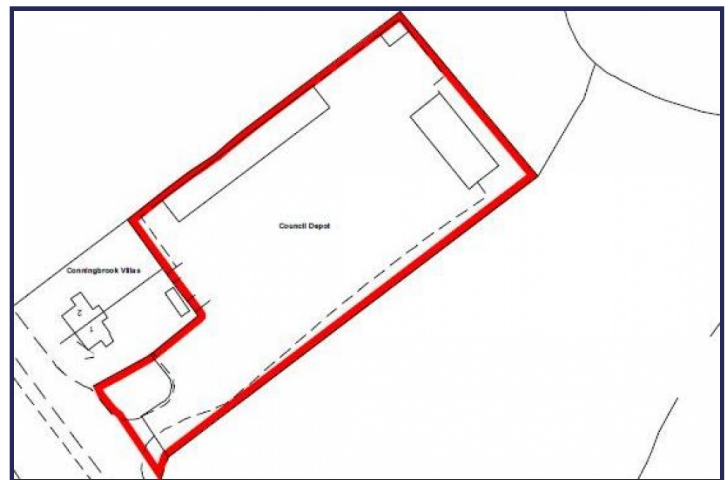
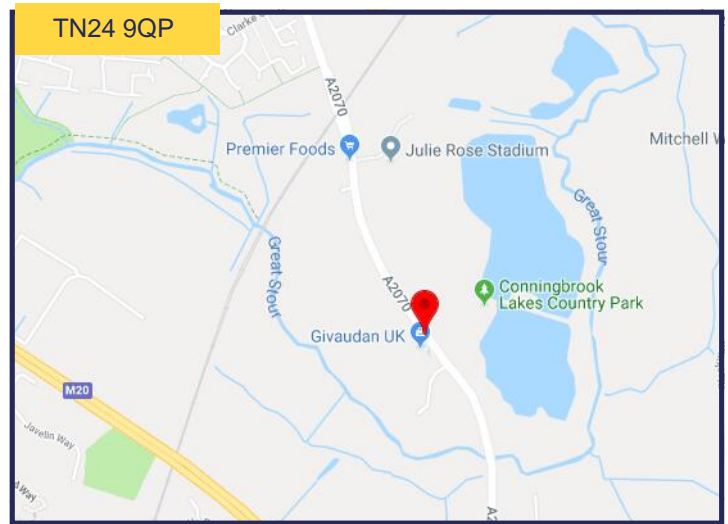
There are two separate assessments for the whole site. The tenant will be responsible for paying the business rates direct to Ashford Borough Council. Interested parties should make their own enquires.

Service Charge

N/A

Legal Costs

Each party to bear its own costs.



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