

INDUSTRIAL UNIT TO LET



Unit 10 Henwood Business Centre,  
Henwood Industrial Estate, Ashford, Kent

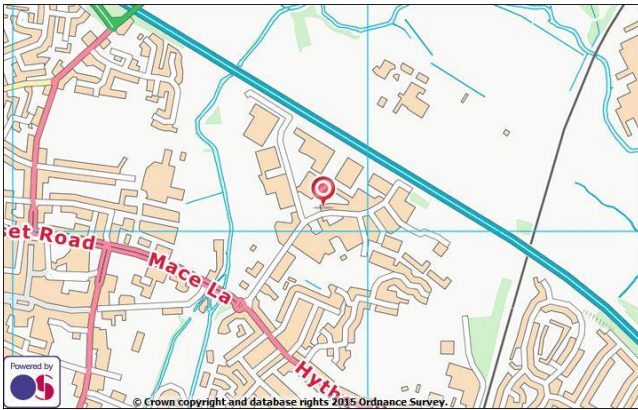


975 Sq Ft (90.58 Sq M)

- GIA of 975 sq.ft.
- 3-phase electrical supply
- WC facilities
- Office Area
- Roller Shutter Door



## Unit 10 Henwood Business Centre, Henwood Industrial Estate, Ashford, Kent



### Location

Henwood Business Centre is located on the eastern side of Henwood Road on the Henwood Industrial Estate, approximately ½ mile from Ashford town centre, just off the Hythe Road (A292).

Ashford, one of the designated growth centres of Kent, has a population of approximately 55,000 inhabitants and is centrally located within the county, benefiting from a fine communications network via the A20/M20 and five mainline railways.

The International Passenger Station gives direct access to Northern Continental Europe and London is 37 minutes distant via HS-1.

### EPC

The premises have been assessed as a Band D, scoring 99 on the scale devised by HMG.

### Legal Costs

Each side to bear their own legal costs.

### VAT

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

### Rateable Value

The premises are assessed with a rateable value of £6,300. The uniform business rate multiplier for the year 2018/19 is 48p.

### Description

Unit 10 is a mid-terraced unit of steel portal frame construction built in the late 1980s. There is a loading area to the front adjacent to the up-and-over roller shutter door.

Externally there is hard standing for car parking and loading/unloading. There is an office and WC facilities. The unit benefits from a minimum eaves height of 5.4m rising to an apex height of 7m.

### Accommodation

Workshop/Warehouse - 744 sq.ft.

Office - 231 sq.ft.

Including WC.

### Price

£8,500 per annum exclusive.

### Terms

A new lease is available on terms by agreement at a commencing rent of £8,500 per annum.

### Services

All mains services connected.

There is a 3-phase electrical supply.

### Viewing/Enquiries

By appointment through Sibley Pares (Taylor Riley) Ltd.  
Tel: 01233 629281.

Joel Wyatt – [joel.wyatt@sibleypares.co.uk](mailto:joel.wyatt@sibleypares.co.uk)

Phil Hubbard – [phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)



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

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