

45% SOLD

tH

BUSINESS CENTRE
ASHFORD

BRAND NEW BUSINESS UNITS - FOR SALE

1,164 SQ FT UP TO 2,659 SQ FT

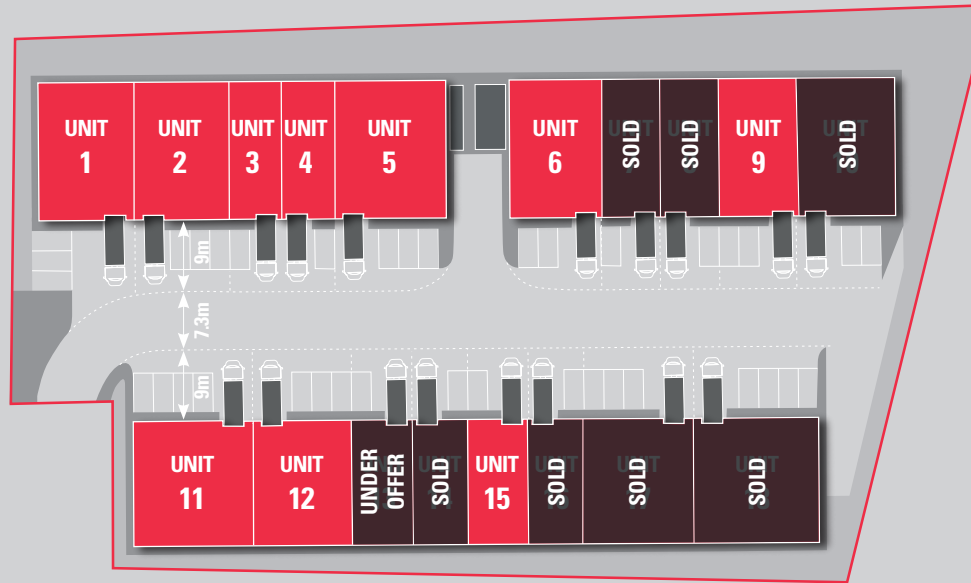
AVAILABLE - READY FOR OCCUPATION

tAvis House
BUSINESS CENTRE • ASHFORD • TN24 0AA

- For Sale (May Let)
- Excellent Transport Links
- Established Trade Location
- J10 M20 Less than 1 Mile
- Occupier & Investment Opportunity
- Planning for B1(c), B2 and B8

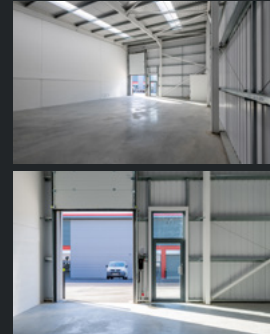
ACCOMMODATION

UNIT	SQ FT	SQ M
1	2,232	207
2	2,215	206
3	1,228	114
4	1,228	114
5	2,615	243
6	2,131	198
7	1,377	128
8	1,377	128
9	1,805	168
10	2,317	215
11	2,541	236
12	2,093	194
13	1,282	119
14	1,164	108
15	1,282	119
16	1,164	108
17	2,346	218
18	2,659	247



TAVIS HOUSE BUSINESS CENTRE ASHFORD IS A BRAND NEW DEVELOPMENT OF 18 HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNITS OFFERING THE FOLLOWING AMENITIES:

- Units from 1,164 sq ft up to 2,659 sq ft
- Flexibility to Combine Units
- Steel Portal Frame Construction
- 3 Phase Power - Min 10 KVa
- Gas Connection
- Minimum Eaves 5.4m rising to 6m
- 30KN/m Floor Loading
- Insulated Roller Shutter Door
- Potential Rates Exemptions
- Planning for B1(c), B2 and B8



LOCATION

Tavis Business Centre is situated on the well established Orbital Park adjacent to Ashford Trade Centre. Junction 10 of the M20 is less than a mile away and provides direct access to the M25 and National Motorway Network north towards London and south to the Channel Tunnel and Ports. Ashford International passenger station provides high speed links respectively to London St Pancras and the continent. Other occupiers on the established Orbital Park include BMW, Toyota, Vauxhall, Honda, Skoda, Mercedes Benz, Ford, Screwfix, Halfords Autocentre, Topps Tiles, Bathstore, Carpetright, Toolstation, City Electrical Factors, Suzuki, Magnet, Howdens, and Edmundson Electrical.

JOURNEY TIMES



SAT NAV:
TN24 0AA

M20 (Junction 10)	1.5 miles
M20 (Junction 9)	2.1 miles
M25 (Junction 5)	38 miles
Dover	28 miles

Folkestone	25 miles
Dartford Crossing	45 miles
Gatwick Airport	65 miles
Central London	65 miles



TERMS

The units are offered for sale on Virtual Freehold basis (999 year leases). Consideration may be given to letting dependant on lease terms. Note that VAT will be payable. For further information please contact agents.



Richard Seton-Clements
r.clements@glenny.co.uk

Andrew Hughes
a.hughes@glenny.co.uk



Paul Appelt
paul@atriumsurveyors.co.uk