

Henwood Business Park

Henwood Industrial Estate, Ashford TN24 8DH



- Popular Trading Estate
- Modern Business Units
- Suitable for a Variety of Uses within B2, B8 & Class E(g)(iii)
- Eligibility for Small Business Rates Relief
- 3-Phase Electricity Supply

Industrial / Business Units
TO LET
125.4 – 220.3 m² (1,350 – 2,371 sq ft)

LOCATION

The property is located in Ashford, approximately 50 miles south of London, 20 miles south east of Maidstone and 20 miles west of Dover. Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras in around 35 minutes.

SITUATION

The units are situated on Henwood Business Park, an extension of Henwood Industrial Estate, being approximately half a mile from Ashford Town Centre accessed from the A292 (Hythe Road).

DESCRIPTION

The Business Park comprises a modern development of 17 Light Industrial/ Business Units.

The accommodation comprises single storey light industrial/ warehouse units of steel portal frame construction, having insulated profile steel sheet cladding and profile steel sheet roofs incorporating translucent panels.

The units are arranged as a mix of open stores incorporating staff areas and WCs, some units also benefitting from part cover mezzanine stores and /or modern offices.

The units are finished to a modern specification to include the following:

- Up and Over Roller Shutter Doors
- 3-Phase Electricity
- Modern Lighting
- Minimum 3.6m Eaves
- 4.8m Ridge
- Concrete Floor

Externally, the units benefit from parking and loading on the hard standing to the front.

TERMS

The units are available to let by way of new Full Repairing & Insuring (FR&I) Leases for a term to be agreed.

ACCOMMODATION

The available accommodation has the following approximate floor areas and quoting rents:

| Unit | Floor | Description | Area (m ²) | Area (sq ft) | Rent (£pa) | S/C (£pa) | Rateable Value | Availability |
|------|--------|-------------|------------------------|---------------------|------------|-----------|----------------|--------------|
| 6 | Ground | Warehouse | 220.3 | 2,371 | £19,000 | TBC | £19,000 | TO LET |
| 7 | Ground | Warehouse | 220.3 | 2,371 | £19,000 | TBC | £19,000 | TO LET |
| 8 | Ground | Warehouse | 165.9 | 1,786 | £15,000 | TBC | £12,500 | TO LET |
| 9 | Ground | Warehouse | 93.2 | 1,004 | - | £1,259 | £11,500 | UNDER OFFER |
| | First | Offices | <u>32.2</u> 125.4 | <u>346</u> 1,350 | | | | |
| 14 | Ground | Warehouse | 217.6 | 2,351 | £20,000 | £2,465 | £16,500 | TO LET |

All rents are exclusive of Business Rates, Estate Charges, Insurance & VAT.

BUSINESS RATES

The Rateable Values are shown in the table above. Prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority. If eligible, occupiers may benefit from small business rates relief.

SERVICE CHARGE (S/C)

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The apportionments per unit for the current service charge year are shown in the table above.

INSURANCE

The landlord will arrange buildings insurance with each tenant responsible for reimbursing the fair proportion of the total premium.

USE CLASS

The units are deemed suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii).

NB: Motor Trade uses will not be considered in this location.

EPC

Copies of the Energy Performance Certificates can be made available upon request.

PLANS

Any plans provided are for identification purposes only and Tenants should satisfy themselves as to the location of external or internal boundaries.

FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

LEGAL COSTS

Each party to bear their own.

PHOTOS

The photos were taken in 2024.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending Tenant must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

VIEWINGS

By appointment via agents Sibley Pares:

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