

Unit 8, Stafford Close

Fairwood Industrial Park, Leacon Road, Ashford, Kent TN23 4TT



- Modern Business Unit on Established Estate
- 5.00m Eaves | 6.00m Ridge
- Roller Shutter Door
- 3 Phase Electricity Supply
- First Floor Office & Staff Areas

INDUSTRIAL / WAREHOUSE UNIT
TO LET

143.5 m² (1,545 sq ft) approx.

LOCATION

The property is situated on the Fairwood Industrial Park, an established trading estate half a mile west of Ashford town centre.

DESCRIPTION

The property comprises a mid-terrace modern industrial/ warehouse unit which has been adapted by the installation of a part cover mezzanine floor.

The unit is of steel portal frame construction, having block elevations with insulated profile steel sheet cladding and an insulated profile steel sheet roof incorporating translucent panels.

It is arranged as an open warehouse/ workshop incorporating a WC and kitchenette on ground floor level with mezzanine offices above, and benefitting from the following specification:

- Up and Over Shutter Door
- Painted Concrete Floor
- 3-Phase Electricity
- Connected to all Services
- 5.00 Eaves | 6.00 Ridge

The property benefits from parking and loading on the forecourt to the front.

ACCOMMODATION

The property has the following approximate Gross Internal floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	112.7	1,213
Mezzanine	Offices	30.8	332
Total		143.5	1,545

TERMS

The property is available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

Our client seeking an initial rent which will rise over the course of the term, as follows:

Year 1: £16,750 per annum (exc)

Year 2: £18,250 per annum (exc)

Year 3: £19,750 per annum (exc)

ESTATE CHARGE & INSURANCE

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

The current allocation for the property is circa £2,950 (exc).

The Tenants contribution towards the buildings insurance is included within the estate service charge.

BUSINESS RATES

The property has been assessed as follows:

Workshop & Premises: £17,750

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £7,668 before any relief schemes.

DEPOSIT

A suitable rental deposit will be held for the duration of the term.

Where suitable, prospective Tenants will be asked to provide their past three years audited profit and loss accounts.

USE CLASS

The property can be used within B2, B8 & Class E(g)(iii) of the Use Classes Order.

NB: Motor Trade uses are prohibited.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT) which would be charged at the prevailing rate.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

MISREPRESENTATION 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 as to the correctness of the statements contained in these particulars.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VIEWINGS

By appointment only via sole agents Sibley Pares:

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