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TO LET



UNIT 14, WILLESBOROUGH INDUSTRIAL PARK **KENNINGTON ROAD, ASHFORD, KENT**

OFFICE/STORAGE ACCOMMODATION TOTTALLING APPROX. 2,500 SQ.FT.

LOCATION

The unit is located on the Willesborough Industrial Park which is situated on Kennington Road, 500 yards from Junction 10 of the M20. The unit is located approximately 1 mile South East of Ashford town centre and gives access not only to the M20 motorway, but to the A2070 South of Ashford and the Southern Orbital Road giving direct access to Romney Marsh.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a current population of approximately 60,000 inhabitants, and benefits from a fine communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to northern continental Europe. High speed trains are now running into London with a journey time of 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

UNIT 14, WILLESBOROUGH INDUSTRIAL PARK, ASHFORD, KENT.

DESCRIPTION

This self contained unit is of brick built construction dating from the 1980s. The ground and first floor accommodation has been used for bathroom displays in an open plan style. The unit is suitable for storage and/or for use as offices. The unit benefits from air conditioning, a good quality office finish, two toilets, tea room and a secure estate. There is also a large yard area with parking for 8 cars.

For security purposes the estate's main gate is locked outside normal hours.

ACCOMMODATION

First Floor	1,250 sq.ft. (116 sq. m)
Second Floor	1,250 sq.ft. (116 sq. m)
Total	<hr/> 2,500 sq.ft. (232 sq.m.)

SERVICES

All mains services are connected to the unit.

RATEABLE VALUE

The property is assessed at rateable value £16,750. The current uniform business rate multiplier for the year 2011/2012 is 43.3p. The tenant may be entitled to small business rate relief.

TERMS

The premises are available on a new lease with a rental of £12,500 per annum, payable monthly in advance. The rent includes the insurance premium and there is no service charge. The landlord is responsible for the structure and outside of the unit. The tenant is only responsible for internal repairs and decoration.

A deposit is required of three month's rent.

There is a recently issued Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk This code is supported by the Royal Institution of Chartered Surveyors.



LEGAL FEES

Both parties will be responsible for their own legal costs in the preparation of the lease.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching on TN24 0TD.