

Colyer Commercial

CHARTERED SURVEYORS

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TO LET

LEASE FOR ASSIGNMENT



UNITS 1 & 2, MACE LANE INDUSTRIAL ESTATE, ASHFORD, KENT

LOCATION

The Mace Industrial Estate is located immediately south of Ashford town centre with excellent road access into and out of the estate from Mace Lane (traffic light controlled). The estate is an established estate with offices and other industrial units surrounding it.

These two units form the top two units in the rear terrace of eight, close to the multi-storey car park which provides car parking for additional vehicles in addition to the existing forecourt.

Ashford, in Mid Kent, is approximately 54 miles south east of London, with an expanding population and benefiting from good road links (M20 1 mile) and international and domestic rail connections. The link to London is currently being upgraded to a high speed link, with reduced journey times in 2007 down to 35-40 minutes.

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 whatever in relation to this property.

UNITS 1 & 2, MACE LANE INDUSTRIAL ESTATE, ASHFORD, KENT

DESCRIPTION

The premises comprise two units which are interconnected with two storey offices on the front elevation with concrete portal framed warehouse at the rear, each unit having a loading door. The eaves height varies but has an average of 14'. There are roof lights to provide natural light and potential rear loading if required for smaller vehicles.

There are twelve car spaces within the multi-storey car park and space on a surfaced forecourt for vehicle parking.

ACCOMMODATION

Unit 1

Offices - First Floor	1.052 sq.ft.
Production and Offices - Ground Floor	5.516 sq.ft.
	<u>6,568</u> sq.ft.

Unit 2

Offices - Ground Floor and First Floor	1,480 sq.ft.
Production/Warehouse - Ground Floor	4,185 sq.ft.
	<u>5,665</u> sq.ft.

Total Area 12,233 sq.ft.

SERVICES

All mains services are connected or available. There is heating throughout Unit 1 and heating to the offices in Unit 2.

RATEABLE VALUE

The current assessment is £32,250 and the rate multiplier until 31.03.03 is 43.7p.

TOWN PLANNING

The property currently has B1 use though previously has been used for B8 purposes.

TENURE

The property is held on a full repairing and insuring lease for a term of 25 years from 24.6.92 at a rent of £71,000 per annum.

TERMS

The property is available by way of an assignment only, without premium with each party bearing their own legal costs.

VIEWING

By arrangement through Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8EP.