

Colyer Commercial

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TO LET

**WORKSHOP/WAREHOUSE ACCOMMODATION
2,200 - 9,400 SQ. FT.**



**RIVERSIDE CLOSE, BROOKFIELD BUSINESS PARK
LEACON ROAD, ASHFORD, KENT**

***NEW WORKSHOP/WAREHOUSE ACCOMMODATION,
SUITABLE FOR TRADE COUNTER WITH POTENTIAL FOR RETAIL USE***

LOCATION

Riverside Close is on the Brookfield Industrial Estate off Leacon Road, approximately a quarter of a mile south-west of Ashford Town Centre, close to the A28 and junction 9 of the M20 motorway via the new Barracks Link giving direct access in approximately 1½ miles.

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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DESCRIPTION

This new terrace of units is of steel portal frame construction and provides three units of approximately 2,400 sq.ft. and one unit of approximately 2,200 sq.ft. Units 2, 3 & 4 have a small office of approximately 160 sq.ft., whilst all four units have disabled WC facilities. The units have an eaves height of approximately 6.5m and accordingly there is space to create mezzanine storage if required. Each unit has insulated sectional overhead doors in addition to personnel doors. The units are available individually or could be combined to provide any combination of sizes between 2,500 and 10,000 sq.ft.

ACCOMMODATION

Unit 1	2,200 sq.ft.
Unit 2	2,417 sq.ft.
Unit 3	2,417 sq.ft.
Unit 4	2,417 sq.ft.

NB: All areas taken from drawings and should be checked prior to completion.

SERVICES

All mains services, including a 3-phase electrical supply, will be connected to the premises.

RATEABLE VALUE

The premises will be assessed upon the first occupation, however the current uniform business rate multiplier for the year 2011/2012 is 43.3p for buildings of this size.

PLANNING USE

All planning use has been granted for Unit 3 as a retail warehouse.

TERMS

The premises are available by way of a new FRI lease, the terms of which are negotiable. Rents to be determined upon application.

VAT is not payable upon the 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

The incoming tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN23 4TU.