

UNIT 3, BROOKFIELD INDUSTRIAL ESTATE

Leacon Road, Ashford, Kent TN23 4TU



20,448 sq ft (1,899 sq m)

TO LET

Less than 1.5 miles to Junction 9, M20

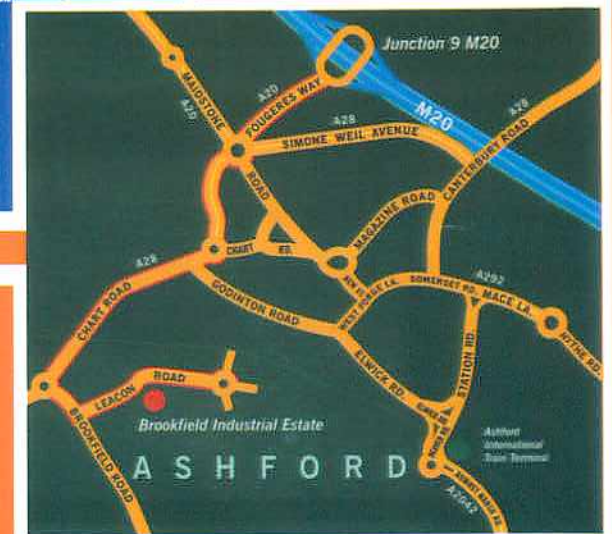
Location

Brookfield Industrial Estate is situated on the west side of Ashford within 1.5 miles of junction 9 of the M20. It lies on Leacon Road which itself is off Brookfield Road, behind the Matalan store (A28) and adjoins Fairwood Industrial Park.

Ashford is an expanding town with a current population of about 58,000 which is programmed to double over the next 30 years.

The Channel Tunnel (13 miles) and Dover (23 miles) are to the south east and London (56 miles) and the M25 (35 miles) are to the north west.

Ashford has an International Passenger Station serving Paris and Lille. In 2009 the Station will provide a high speed commuter service to Central London (about 40 minutes).



Description

Unit 3 forms part of a four unit terrace, they are of steel portal frame construction with part blockwork, part insulated metal clad elevations under a new, pitched roof incorporating roof lights. The eaves height is approximately 7.8m (25ft 6ins) rising to 11.2m (39ft 9ins) at the ridge, having two full height roller-shutter style doors with good access off a large yard, the unit has excellent parking to the front and rear which can be used for loading and HGV parking.

There are two storey offices to the front which are open plan and benefit from carpeting, heating and Wcs

Floor Areas

Warehouse & ground floor offices/ancillary	19,227 sq ft (1,786.23 sq m)
First floor offices and ancillary	1,221 sq ft (113.43 sq m)
Total	20,448 sq ft (1,899.66 sq m)

Planning:

Consent for Class B1,B2 and B8 uses

Business Rates:

We are verbally advised by Ashford Borough Council that the Rateable Value as at the 1st April 2005 is £102,000.

You are however, advised to make your own enquiries with the local authority

Terms:

Available on a new full repairing and insuring lease for a term by agreement. Both parties legal costs to be borne by the ingoing tenant

Rent

On application

VAT:

The rent is subject to VAT

Viewing Strictly By Appointment through joint agents:

TAYLORILEY

CHARTERED SURVEYORS

01233 500848

www.taylorriley.co.uk

email: rstafford@taylorriley.co.uk

Colyer Commercial

CHARTERED SURVEYORS

01233 640800

www.colyer-commercial.co.uk

colyer@colyer-commercial.co.uk