

# Colyer Commercial

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## FOR SALE

INDIVIDUAL UNITS WITH PARKING



**SOUTHDOWN ENTERPRISE PARK, BRUNSWICK ROAD**  
**ASHFORD, KENT**

### **LOCATION**

Brunswick Road, on Cobbs Wood Industrial Estate is located one mile west of Ashford town centre and within one mile of Junction 9 of the M20. Cobbs Wood Industrial Estate is an established industrial estate adjacent to the A28 with three points of access, making the estate superbly accessible from all directions.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and now benefits from the CTRL high speed rail link, reducing journey times into London St Pancras to approximately 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.

## **DESCRIPTION**

The premises comprise single storey workshops with offices and toilets together with parking within a secure site.

The workshops are steel framed with block division walls, and a clear working height of 11'5". There are new insulated up-and-over sectional doors and re-clad front and rear elevations. The offices have gas fired central heating, suspended ceiling, carpet, Category II lighting etc.

At the rear there is additional land available to rent as secure compounds beyond the common access areas, in line with the units themselves. Each compound will extend to approximately 540 sq.yds, but the unit can be purchased without a compound.

## **ACCOMMODATION - Sq.Ft.**

<b>Unit</b>	<b>Office</b>	<b>Ancillary</b>	<b>Workshops</b>	<b>Total</b>	
1	159 sq.ft.	220 sq.ft.	1,439 sq.ft.	1,818 sq.ft.	<b>SOLD</b>
2	479 sq.ft.	469 sq.ft.	1,418 sq.ft.	2,366 sq.ft.	
3	717 sq.ft.	290 sq.ft.	1,602 sq.ft.	2,609 sq.ft.	
4	724 sq.ft.	264 sq.ft.	1,610 sq.ft.	2,598 sq.ft.	
5	469 sq.ft.	448 sq.ft.	1,446 sq.ft.	2,363 sq.ft.	

## **SERVICES**

All mains services are connected. There is gas fired central heating in offices and 100 Amp, 3-phase electricity supply in workshops.

## **RATEABLE VALUE**

We are advised by the local authority that the unit will be assessed upon completion.

## **TOWN PLANNING**

The units have B1 consent.

## **TERMS**

The premises are offered for sale, FREEHOLD.

<b>Unit</b>	<b>Unit Price</b>
1	SOLD
2	£225,000
3	£250,000
4	£250,000
5	£225,000

## **VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

## **MAP**

Find it at [Multimap.com](http://Multimap.com) searching TN23 1EL