

TO LET



**ASHVALE TIMBER PREMISES, TO THE REAR OF
62-68 BIRLING ROAD, ASHFORD, KENT**

3,000 sq.ft. LIGHT INDUSTRIAL PREMISES WITH YARD

LOCATION

This property is located at the rear of 62-68 Birling Road, nearly three quarters of a mile south-east of Ashford town centre. Ashford, the designated growth centre of Kent, currently has a population of approximately 53,000 inhabitants. It is located centrally within the county and benefits from a fine communications network via the A20/M20 and five mainline railways.

Given that this property is located in the heart of a residential area and is accessed down a narrow unmade road, it is not ideally suited for large commercial vehicles.

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DESCRIPTION

This site of approximately 0.16 of an acre has well defined boundaries and is securely fenced. It comprises two buildings; one of steel portal frame construction being a little over 2,000 sq.ft. and the smaller a two bay concrete portal frame constructed workshop building providing a little under 900 sq.ft. There is a smaller timber building of lean-to construction used for dipping and timber storage purposes of a little under 500 sq.ft. The remainder of the site is laid to concrete hard-standing and is used for timber storage and vehicle loading/unloading and parking.

ACCOMMODATION

Main Workshop 2,050 sq.ft including ladies' and gents' WC facilities.

Adjoining Workshop 872 sq.ft.

Lean-To Dipping Shed 462 sq.ft.

Total Site Area: 0.16 acres.

SERVICES

Mains water and electricity including a 3-phase supply are connected to the premises. Drainage is by way of a private system.

RATEABLE VALUE

The Valuation Office website indicates that the premises are assessed at £10,750. The current Uniform Business Rate Multiplier for the year 2011/2012 is 0.433. Small business rate relief may apply.

PLANNING

Consent was granted in 1970 for this site to be used for the manufacture of agricultural timber products.

TERMS

The premises are available by way of a new three year full repairing and insuring lease outside the Landlord & Tenant Act security of tenure provisions, at a rent of £15,000 per annum.

The ingoing tenant will be responsible for both parties' reasonable legal costs.

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.



VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8BB