

## TO LET



**UNITS 5A, B & F (WITH YARD), BETHERSDEN BUSINESS CENTRE**  
**CHEQUER TREE LANE, BETHERSDEN, ASHFORD, KENT**

### **LOCATION**

The units are located at the rear of a small established industrial estate on the edge of Bethersden, just off the A28 towards High Halden, approximately seven miles west of Ashford.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and soon to benefit from the CTRL high speed rail link, reducing journey times into St Pancras to approximately 35 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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## **DESCRIPTION**

The units are recently completed, steel framed units with modern insulated cladding to roof and walls, a loading door and separate personnel door. The units have excellent natural light from roof-lights and an eaves height of 10'3". The loading door is 12' wide by 9' high. There is a generous area of concrete hardstanding, whilst Unit 5F has a higher door (just over 11'), and a large concrete yard, secured by gates and fencing.

## **ACCOMMODATION**

Units 5A, B & F are each 1,657 sq.ft.

Unit 5F Yard area is 526 sq. yds, with an additional 400 sq. yds available if required.

## **SERVICES**

Mains supply of single phase electricity; private water and drainage which will be charged for in a service charge.

## **RATEABLE VALUE**

The Valuation Office website indicates the following rateable values:-

|                       |        |
|-----------------------|--------|
| <b><u>Unit 5A</u></b> | £6,800 |
| <b><u>Unit 5B</u></b> | £6,000 |
| <b><u>Unit 5F</u></b> | £7,200 |

The current uniform business multiplier for the year 2010/2011 is 0.407 (with small business rate relief).

## **TOWN PLANNING**

The units have B1 consent.

## **TERMS**

The premises are offered on new leases, length by negotiation, at rents of £8,000 per annum. The yard with Unit 5F is available for an additional £4,000 per annum (or £6,000 per annum if the further concrete area is required). The leases will be on a full repairing and insuring basis.

A service charge will cover the cost of water and drainage. Insurance cost is £147 per unit.

There is a recently issued Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) This code is supported by the Royal Institution of Chartered Surveyors.



## **LEGAL FEES**

The ingoing tenant is to bear the landlord's reasonable legal fees in the preparation of the new lease.

## **VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

## **MAP**

Find it at Multimap.com searching TN26 3JL