

Colyer Commercial

CHARTERED SURVEYORS
Tufton Street, Ashford, Kent TN23 1EE

Tel (01233) 640800

Fax (01233) 640697

www.colyer-commercial.co.uk

TO LET

THE CHUNNEL INDUSTRIAL ESTATE, VICTORIA ROAD, ASHFORD, KENT



UNIT 8

***B1/B8 INDUSTRIAL UNIT AVAILABLE TO LET IN A POPULAR
TRADING LOCATION CLOSE TO THE TOWN CENTRE***

LOCATION

The premises are situated within The Chunnel Industrial Estate, to the south side of Victoria Road, accessed from the Beaver Road, A2070 roundabout close to the mainline railway station, Ashford town centre and adjacent to the International Passenger Station.

/...

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.

UNIT 8, CHUNNEL INDUSTRIAL ESTATE, ASHFORD, KENT

There is direct access to the southern orbital road and from there to Junction 10 of the M20 motorway via the A2070. The M25 is 30 miles north of Ashford, London is 54 miles north, the Channel Tunnel terminal at Folkestone is 13 miles to the south, and the port of Dover is 22 miles away. These are all accessed via the M20.

DESCRIPTION

The estate which comprises two terraces each of 5 units is of steel portal framed construction having been totally re-roofed and clad with profiled steel cladding, with brick built elevations and party walls. The unit has a showroom window in the front elevation, lighting to the warehouse and external car parking.

The unit provides approximately 2,990 sq. ft. of warehouse accommodation with an eaves height of 12', sliding folding door and pedestrian door with a facilities block incorporating a kitchen and W.C.s

Consent for light industrial (B1) and storage and distribution (B8) use granted in July 2002.

ACCOMMODATION

Warehouse 2,990 sq. ft.

RATEABLE VALUE

The rateable value is £16,750. The Uniform Business Rate multiplier for the year 2010/2011 is 40.7p, subject to small business rate relief.

TERMS

The premises is available to let on a new flexible lease, the length of which is negotiable, at a rental of £12,000 per annum.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING

Strictly by appointment with the agents Colyer Commercial.

MAP

Find it on multimap.com by searching on TN23 7HL