

## TO LET

LIGHT INDUSTRIAL WORKSHOP PREMISES PROVIDING APPROX. 1,200  
SQ.FT



**UNIT 10, STAFFORD CLOSE, FAIRWOOD INDUSTRIAL ESTATE,  
ASHFORD, KENT**

### **LOCATION**

Fairwood Industrial Estate is located on the northern side of Leacon Road, accessed off Brookfield Road close to its junction with the A28 Chart Road roundabout, approximately ½ a mile west of Ashford town centre and approximately 1 mile from Junction 9 of the M20.

Ashford, the designated growth centre of Kent, currently has a population of approximately 54,000 inhabitants and benefits from a fine communications network via the A20/M20, mainline railways and the International Passenger Station giving fast access to the continent.

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**UNIT 10, STAFFORD CLOSE, FAIRWOOD INDUSTRIAL ESTATE, ASHFORD**

**DESCRIPTION**

This unit of steel portal frame construction is in a parade of six similar units, each providing approximately 1,200 sq.ft. of accommodation. The premises benefit from an up-and-over loading door as well as a separate personnel door, W.C. facilities and all mains services. Skylights within the roof provide good natural lighting.

Externally there is hardstanding for car parking/loading/unloading, and there is a large area of parking for visitors. .

**ACCOMMODATION**

Workshop/Warehouse                      1,200 sq.ft.  
W.C.

**SERVICES**

All mains services including 3 phase electrical supply are connected.

**RATEABLE VALUE**

The premises are assessed at a rateable value of £7,600, the current Uniform Business Rate multiplier for the year 2010/2011 is 40.7p, subject to small business rate relief.

**TERMS**

The premises are available by way of a new full repairing and insuring lease, the length of which is negotiable, at an initial rent of £4,200 for the 1<sup>st</sup> year rising thereafter.

There is a management charge equating to 5% of the passing rent and a service charge of 5% of the passing rent to cover landscape gardening, maintenance etc.

**LEGAL FEES**

The ingoing tenant to 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](http://www.commercialleasecodeew.co.uk). This code is supported by the Royal Institution of Chartered Surveyors.



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**VIEWING**

By Easy Appointment with the agents Colyer Commercial.

**MAP**

Find it at Multimap.com searching TN23 4TT.