

TO LET

**VERSATILE, HIGH-EAVES (16ft) WORKSHOP
VALUABLE B2 (GENERAL INDUSTRIAL)
M.O.T. VEHICLE TESTING PLANNING CONSENT GRANTED.**



**UNIT 5, WILLESBOROUGH INDUSTRIAL PARK
KENNINGTON ROAD, ASHFORD, KENT, TN24 0TD
INDUSTRIAL UNIT TOTTALLING APPROX. 1,250 SQ.FT.
NO ESTATE SERVICE CHARGES TO APPLY**

LOCATION

The unit forms part of the long-established Willesborough Industrial Park which enjoys excellent access to Junction 10 of the M20 via the Kennington Road (B2164) which lies 0.61 miles distant. The unit is situated approximately 2 miles south-east of Ashford town centre.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a current population of approximately 60,000 inhabitants, and benefits from a fine communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to northern continental Europe. High speed trains are now running into London with a journey time of 37 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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UNIT 5, WILLESBOROUGH INDUSTRIAL PARK, ASHFORD, KENT.

DESCRIPTION

The unit comprises a mid-terrace, high-eaves (16ft) workshop with W.C.s and tearoom; gas space heater; 3-phase electricity supply; concertina loading door, and dedicated loading/parking.

For security purposes the estate's main gate is locked outside normal hours. The planning permission restricts use of the premises from 7.00am to 7.00pm weekdays and Saturday mornings.

ACCOMMODATION

Ground Floor

Industrial/storage 1,250 sq.ft.

SERVICES

All mains services are connected to the unit.

RATEABLE VALUE

We understand that the premises are currently assessed under the 2010 rating list as workshop and premises at a rateable value of £8,900. The Uniform Business Multiplier for 2010/2011 is 0.414.

TERMS

The unit is available on a new internal repairing only basis lease for a minimum term of three years at an initial rental of £11,040 per annum exclusive. Both parties will be responsible for their own legal costs.

We understand that no service charge is levied by the landlord in respect of the unit.

TOWN PLANNING

The unit benefits from B2 (general industrial) planning consent, allowing for MOT testing and vehicle servicing under application 08/00029/AS.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching on TN24 0TD.