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TO LET

INDUSTRIAL ACCOMMODATION



**UNIT 14, STAFFORD CLOSE, FAIRWOOD INDUSTRIAL ESTATE,
ASHFORD, KENT**

***INDUSTRIAL UNIT ON WELL ESTABLISHED AND THRIVING
INDUSTRIAL ESTATE, NOW BENEFITING FROM ENHANCED ACCESS
TO JUNCTION 9 OF M20***

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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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 14, STAFFORD CLOSE, FAIRWOOD INDUSTRIAL ESTATE, ASHFORD, KENT

DESCRIPTION

This detached unit is of modern steel portal frame construction and totals approx. 2,825 sq.ft. The unit benefits from an office, insulated up and over door plus a separate personnel access, skylights within the roof to provide good natural light, and WC facilities.

ACCOMMODATION

Warehouse/workshop - 2,825 sq.ft.
WC

SERVICES

All mains services including 3 phase electrical supply are connected.

RATEABLE VALUE

The Valuation Office website indicates that the premises are assessed at a rateable value of £18,250. The current uniform business rate multiplier for the year 2011/2012 is 0.433.

TERMS

The premises are available on a new FRI lease, the terms and length of which are negotiable, dependent upon covenant strength, at a rental of £18,350 per annum.

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.



LEGAL FEES

The incoming tenant is responsible for the Landlord's reasonable legal costs.

VIEWING

By Easy Appointment with the agents Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 4TT.