

## TO LET



**UNITS 3 & 4, BRUNSWICK ROAD,  
COBBS WOOD INDUSTRIAL ESTATE, ASHFORD, KENT**

### **LOCATION**

Cobbs Wood is located half a mile west of Ashford town centre, close to Junction 9 of the M20 motorway. The industrial estate is well established with trade counter units close by. The units are adjacent to Channel Commercials' site and close to the Stagecoach depot.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure now benefiting from the CTRL high speed rail link, with a journey time into St Pancras of approximately 37 minutes. The M20 motorway gives access to the motorway network, the Channel Tunnel 13 miles to the east, and the port of Dover.

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## **DESCRIPTION**

The property comprises a single storey twin bay steel portal frame warehouse with 22'8" eaves, good natural light from patent glazing on the southern elevation and roof-lights. The elevations are mostly facing brick with profiled cladding above. The roof is double skin corrugated asbestos incorporating glassfibre rooflights. Access is excellent with four sliding/folding doors (17'2" wide x 15'11" high) located at each end of each bay, and concrete hardstanding for parking.

There is a two storey blockwork office mostly within the warehouse which has been extended at ground and first floor levels and provides toilet accommodation on the ground floor.

## **ACCOMMODATION**

### **Ground Floor**

|                 |               |
|-----------------|---------------|
| Warehouse       | 18,567 sq.ft. |
| Offices and Wcs | 1,152 sq.ft.  |

### **First Floor**

|         |              |
|---------|--------------|
| Offices | 1,152 sq.ft. |
|---------|--------------|

Total: 20,871 sq.ft.

## **SERVICES**

All mains services are connected or available for connection.

## **RATEABLE VALUE**

The Valuation Office website indicates that the premises have a rateable value of £93,000. The current uniform business multiplier for the year 2010/2011 is 0.414. Transitional relief restricts the increase from last year's liability to 12.5% at £36,665.57.

## **TOWN PLANNING**

The unit has B8 (warehouse and distribution) consent.

## **TERMS**

The premises are offered on a new lease with flexible terms at an asking rent of £115,000 per annum (£5.50 per sq.ft).

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**

By easy arrangement with the agents, Colyer Commercial.

## **MAP**

Find it at Multimap.com searching TN23 1EL