

## TO LET

VERSATILE WAREHOUSE UNIT CIRCA 3,581 SQ.FT.  
PLUS MEZZANINE STORE/OFFICE 2,942 SQ.FT  
ON-SITE PARKING



**UNIT 1, ASH BUSINESS CENTRE, HANOVER CLOSE,  
COBBS WOOD INDUSTRIAL ESTATE, ASHFORD, TN23 1EH**

### **LOCATION**

The unit forms part of the well established ASH Business Centre fronting on to Brunswick Road which comprises the main distributor road for the important Cobbs Wood Industrial Estate which is situated on the west side of Ashford and lies within 1.5 miles of junction 9 of the M20. Adjoining units include Ashford Self Hire vehicle rental.

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. /...

## **DESCRIPTION**

The unit comprises a mid terrace warehouse/business unit with extensive storage/office content. Eaves height is 13'6"/4.16m (restricted headroom below mezzanine of 8'/2.47m. Electric roller shutter door. Ground floor trade counter/office content (443 sq.ft) plus further mezzanine office content (552 sq.ft). Oil powered space heater. Externally there are 5 No. dedicated parking spaces.

There is extensive racking throughout the ground floor/mezzanine which provisionally may be removed.

## **ACCOMMODATION**

<u>Ground Floor</u>	Warehouse	3,126 sq.ft.
	Rear Stores (off main building)	455 sq.ft.
		_____
	Total Ground Floor	3,581 sq.ft.
<u>Mezzanine</u>		2,942 sq.ft.
		_____
	Total (Ground Floor + Mezzanine)	6,523 sq.ft.

Externally 5 No. parking spaces.

## **SERVICES**

We understand that all mains services with the exception of gas are connected to the premises.

## **RATEABLE VALUE**

The Valuation Office website indicates that the premises are assessed under the 2005 rating list as warehouse office and premises and have a rateable value of £ 15,250.  
The current uniform business multiplier for the year 2009/2010 is 0.485.

## **TOWN PLANNING**

We understand the premises to benefit from established user for B1/B8 and trade counter use.

## **TERMS**

The premises are available by way of a new full repairing and insuring effective basis lease for a minimum term of three years. Rental is £17,000 per annum exclusive.

There is a 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**

Strictly by appointment via the agents, Colyer Commercial.

## **MAP**

Find it at [Multimap.com](http://Multimap.com) searching TN23 1EH

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