

TO LET



UNITS 2&3, CHART ENTERPRISE PARK
FAIRWOOD INDUSTRIAL PARK, LEACON ROAD,
ASHFORD, KENT

LOCATION

Fairwood Industrial Park is located to the west of Ashford town centre, accessed off Chart Road (A28) via Brookfield Road, close to Junction 9 of the M20. This is a popular, established estate with Sparshatts, Apta Pottery and many trade counter uses in the immediate vicinity.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure which benefits from 2 junctions of the M20 and the new CTRL high speed rail link reducing journey times into London St Pancras to approximately 40 minutes.

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UNITS 2 & 3, CHART ENTERPRISE PARK, LEACON ROAD, ASHFORD, KENT

DESCRIPTION

This terrace of recently constructed modern units offer an excellent location on an established industrial estate with very good access and area for loading/unloading. The units are built to a good specification consisting of a steel portal frame, profiled metal cladding and finished blockwork, with large sectional up-an-over door, separate personnel door and integral offices with WCs. There is an option for both units to be combined creating one unit of 4,400 sq. ft.

There is a large paved forecourt for loading and generous parking.

ACCOMMODATION

Unit 2: 2,200 sq.ft.
Unit 3: 2,200 sq.ft.

SERVICES

All mains services are connected to the premises.

RATEABLE VALUE

The Valuation Office Rating List 2010 has set a rateable value of £13,500 for each unit. The current uniform business rate multiplier for the year 2010/2011 is 0.414. Each unit is available for small business rate relief providing that the unit is occupied as the sole business premises.

TOWN PLANNING

The units have B1 (business/light industrial) and B8 (warehouse) consent.

TERMS

Each unit is offered on a new full repairing and insuring lease, at a rent of £15,000 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 ingoing tenant is to bear the landlord's reasonable legal fees in the preparation of the new lease.

VIEWING

By easy appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN23 4FH

DS/RP/HL webd641 31 March 2010