

TO LET



UNIT 5, 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 38 minutes. The M20 motorway gives access to the motorway network, the Channel Tunnel 13 miles to the east, and the port of Dover.

/...

UNIT 5, BRUNSWICK ROAD, COBBS WOOD INDUSTRIAL ESTATE, ASHFORD

DESCRIPTION

Unit 5 comprises of a single storey steel portal frame warehouse with the elevations constructed of mostly facing brick and profiled cladding above. The unit has an eaves height of 4.5 metres and have two loading doors which are 4.2 metres wide, at the front of the building.

ACCOMMODATION

Unit 5 4,705 sq. ft.

SERVICES

Mains Electricity and Water are connected with Gas connection available, including separate 3 phase electricity to each unit.

RATEABLE VALUE

The Valuation Office assessed the rateable value of Unit 5 as £27,250. The current uniform business multiplier for the year 2011/2012 is 0.433.

TOWN PLANNING

Ashford Borough Council indicate that the premises is eligible for B1, B2 or B8 planning uses.

TERMS

The premises are offered on a new lease with terms to be negotiated, at a rent of £26,000 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 arrangement with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 1EH