

TO LET



UNIT 16, WILLESBOROUGH INDUSTRIAL PARK **ASHFORD, KENT**

INDUSTRIAL UNIT WITH OFFICES TOTTALLING APPROX. 2048 sq.ft.

LOCATION

The unit is located on the Willesborough Industrial Park which is situated on Kennington Road, 500 yards from Junction 10 of the M20. The unit is located approximately 1 mile South East of Ashford town centre and gives access not only to the M20 motorway, but to the A2070 South of Ashford and the new Southern Orbital Road giving direct access to Romney Marsh.

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 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east. /...

UNIT 16, WILLESBOROUGH INDUSTRIAL PARK, ASHFORD

DESCRIPTION

This end of terraced industrial unit is of brick built construction dating from the 1980's and benefits from central heating and excellent security with an ADT intruder alarm with Redcare as well as being on a secure site. The unit has a large loading door to the industrial/storage area as well as quality office space at mezzanine floor level. The offices have gas fired central heating, Category II lighting and telephone system, kitchen, and male and female WCs. There is also a large yard with excellent space for vehicle manoeuvrability as well as parking for 8 vehicles.

ACCOMMODATION

Ground Floor:	Offices	285 sq.ft.
	Warehouse	589 sq.ft.
	Kitchen & WCs	77 sq.ft.
First Floor:	Offices	500 sq.ft.
	Storage	384 sq.ft.
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Total Floor Area:		2,134 sq.ft.

SERVICES

Gas fired central heating is installed in the offices, and all mains services are connected to the unit.

RATEABLE VALUE

The Valuation Office website indicates that the property is assessed at a rateable value of £12,250, and the Uniform Business Multiplier for 2010/2011 is 0.407, subject to small business rate relief.

TOWN PLANNING

The unit has B1 consent, which includes office and light industrial use.

TERMS

The premises are available on a new 3 year lease with a rental in the region of £15,000 per annum. The rent includes the insurance premium and there is no service charge. The landlord is responsible for the structure and outside of the unit. The tenant is only responsible for internal repairs and decoration. Both parties will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.