

# Colyer Commercial

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## TO LET

**WORKSHOP/WAREHOUSE ACCOMMODATION**  
**2,400 to 7,400 sq.ft.**



**RIVERSIDE CLOSE, BROOKFIELD BUSINESS PARK**  
**LEACON ROAD, ASHFORD, KENT**

***NEW WORKSHOP/WAREHOUSE ACCOMMODATION,  
SUITABLE FOR TRADE COUNTER WITH POTENTIAL FOR RETAIL USE***

### **LOCATION**

Riverside Close is on the Brookfield Industrial Estate off Leacon Road, approximately a quarter of a mile south-west of Ashford Town Centre, close to the A28 and junction 9 of the M20 motorway via the new Barracks Link giving direct access in approximately 1½ miles.

Ashford, the designated growth centre of Kent, currently has a population of approximately 54,000 and is centrally located within the county. It benefits from a superb communication network via the A20/M20 and five mainline railway stations. The opening of the international passenger station now gives direct access to northern continental Europe and when the CTRL opens in 2007 London will be some 38 minutes distant. /...

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## **DESCRIPTION**

This new terrace of units is of steel portal frame construction and provides three units of approximately 2,400 sq.ft. and one unit of approximately 2,200 sq.ft. Units 2, 3 & 4 have a small office of approximately 160 sq.ft., whilst all four units have disabled WC facilities. The units have an eaves height of approximately 6.5m and accordingly there is space to create mezzanine storage if required. Each unit has insulated sectional overhead doors in addition to personnel doors. The units are available individually or could be combined to provide any combination of sizes between 2,500 and 10,000 sq.ft.

## **ACCOMMODATION**

Unit 1,	2,200 sq.ft.	
Unit 2,	2,417 sq.ft.	
Unit 3,	2,417 sq.ft.	
<b>Unit 4,</b>	<b>2,417 sq.ft.</b>	<b>LET</b>

**NB:** All areas taken from drawings and should be checked prior to completion.

## **SERVICES**

All mains services, including a 3-phase electrical supply, will be connected to the premises.

## **RATEABLE VALUE**

The premises will be assessed upon the first occupation, however the current uniform business rate multiplier for the year 2011/2012 is 43.3p for buildings of this size.

## **PLANNING USE**

All planning use has been granted for Unit 3 as a retail warehouse.

## **TERMS**

The premises are available by way of a new FRI lease, the terms of which are negotiable. However a rent in the region of £20,000 per annum is being sought for each unit. Retail permission has been granted for Unit 3 and in this instance a slightly increased rent of £22,500 per annum would be sought, if occupied as a retail warehouse.

VAT is not payable upon the rent.

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 incoming tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

## **VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

## **MAP**

Find it on Multimap.com by searching TN23 4TU