

B1, B2, B8 INDUSTRIAL UNIT - TO LET

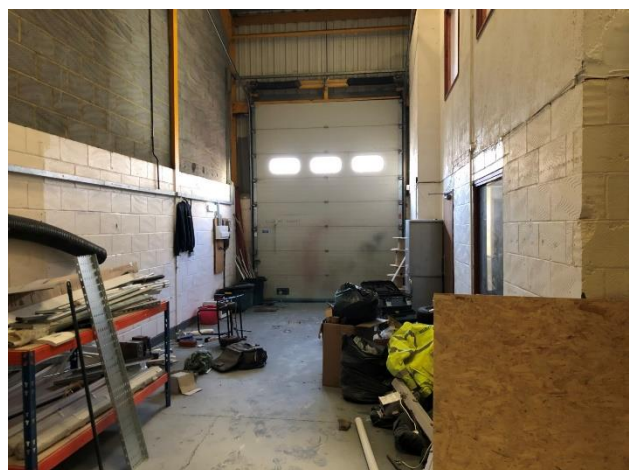


Unit 9 Henwood Business Centre, Ashford, Kent TN24 8DH



GIA 1,250 sq ft (116.11 sq m)

- 3 Phase Electricity
- External hardstanding for loading
- Car Parking to the side of the unit
- No Motor Trade



www.sibleypares.co.uk

01233 629281 enquiries@sibleypares.co.uk

Unit 9 Henwood Business Centre, Ashford, Kent TN24 8DH



Description

End of terrace steel portal framed unit constructed in the late 1980s and benefits from an eaves height of some 17ft 10" in the main warehouse, rising to an apex height of 24ft 9". The unit is currently part fitted out with offices/ trade counter to the ground floor, with further offices to the first floor, although this can be removed if necessary.

Accommodation

Ground Floor: 90.11 sq m (970 sq ft)

First Floor: 26 sq m (280 sq ft)

Total GIA: 116.11 sq m (1,250 sq ft)

Services

3 phase electricity, gas and mains drainage are available at the premises.

Legal Costs

Each side to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

EPC

The premises have been assessed as a Band C, scoring 68 on the scale devised by HMG.

Rateable Value

The premises are assessed with a Rateable Value of £8,800. The Uniform Business Rate multiplier for the year 2020/21 is 49.9p.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

Location

Henwood Business Centre is located on the eastern side of Henwood Road on the Henwood Industrial Estate, approximately ½ mile from Ashford town centre, just off the Hythe Road (A292). Ashford, one of the designated growth centres of Kent has a population of approximately 75,000 inhabitants and is centrally located within the County, benefiting from a fine communications network via the A20/M20. The International Passenger Station gives direct access to London in 38 minutes and Northern Continental Europe.

Rent

£9,500 per annum exclusive.

Terms:

To take a new FRI lease by negotiation subject to upward only rent reviews to market rent.

Service charge to cover the upkeep and maintenance of the common estate.

Viewing/Enquiries

By appointment through Sibley Pares Taylor Riley on 01233 629281.

Josh Olney – josh.olney@sibleypares.co.uk

Tom Broadhead - tom.broadhead@sibleypares.co.uk



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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