

OVER
60%
NOW LET



MACE LANE
INDUSTRIAL ESTATE

**REFURBISHED
INDUSTRIAL/
WAREHOUSE
UNITS**

4,882 - 38,634 SQ.FT.
(435.5 - 3,589.2 M³)

TO LET

AVAILABLE
NOW

MACE LANE ASHFORD,
KENT TN24 8PE

LOCATION

Mace Lane Industrial Estate is located close to the town centre. Adjacent occupiers include Kwik Fit, Flooring Superstore and Pets Corner. J9, M20 is approx. 1 mile to the west and J10, M20 approx. 1.5 miles to the east.

Ashford is a designated growth town located within East Kent, being approximately 50 miles south east of central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover. The town benefits from excellent road and rail communications, the M20 motorway providing direct access via J9 and J10A to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the south coast. Ashford International Rail Station provides direct trains to St Pancras in 35 minutes.

For location click line or copy and paste <https://w3w.co/swung.fear.head> into your browser



DESCRIPTION

- Refurbished Industrial Units
- Clear Span accommodation (single units)
- GRP translucent rooflights
- Roller shutter doors
- 3 phase electricity supply
- LED lighting
- Most units provide refurbished offices
- Air conditioned offices (some units)
- WC & kitchens
- Allocated Parking
- Gated estate
- Town centre location
- Easy access to J9 & J10, M20
- Available now.



AVAILABILITY SCHEDULE

See below schedule. All floor areas are gross internal.

Unit No	Area sq m	Area sq ft	Rent pa	EPC	Availability
Unit 1					
Warehouse	LET				
Office/Staff					
Total					
Unit 2					
Warehouse	LET				
Office/Staff					
Total					
Unit 3					
Warehouse	385.3	4,148	£39,500	D-80	Available
Office/Staff	140.4	1,512			
Total	525.8	5,660			
Unit 4					
Warehouse	465.5	5,011	£39,500	D-85	Available
Office/Staff	68.6	738			
Total	534.10	5,749			
Unit 5					
Warehouse	385.2	4,146	£39,500	D-80	Available
Office/Staff	140.0	1,507			
Total	525.2	5,653			
Unit 6					
Warehouse	386.1	4,156	£39,500	C-58	Available
Office/Staff	138.9	1,495			
Total	525.0	5,651			
Unit 7					
Warehouse	385.1	4,145	£39,500	C-74	Available
Office/Staff	134.3	1,446			
Total	519.4	5,591			

Unit No	Area sq m	Area sq ft	Rent PA	EPC	Availability
Unit 8					
Warehouse	LET				
Office/Staff					
Total					
Unit 9 & 10					
Warehouse	LET				
Office/Staff					
Total					
Unit 11					
Warehouse	UNDER OFFER				
Office/Staff					
Total					
Unit 12					
Warehouse	LET				
Total					
Unit 13					
Warehouse	LET				
Office/Staff					
Total					
Unit 14					
Warehouse	453.5	4,882	£38,800	C-61	Available
Total	453.5	4,882			
Unit 15 & 16					
Warehouse	LET				
Office/Staff					
Total					



LOCAL AREA



**ASHFORD
DESIGNER
OUTLET**

**ASHFORD
INTERNATIONAL
TRAIN STATION**

**ASHFORD
TOWN CENTRE**

MACE LANE
INDUSTRIAL ESTATE

**HENWOOD
INDUSTRIAL
ESTATE**

M20

J10/10A

**DOVER/
FOLKESTONE**

J9

LONDON



VAT

We are advised the property is elected for VAT and therefore VAT will be payable on the rent and other costs.

LEASE

A new lease is available for a term to be agreed on a full repairing and insuring basis.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

To be re-assessed.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

Please see schedule.

VIEWING Strictly by appointment via the joint agents:



Phil Hubbard - 07921 212430
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Ned Gleave - 07547 67262
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Ciaran Dewar - 07523 171307
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IMPORTANT NOTICE:

Sibley Pares and Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Sibley Pares or Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

MACE LANE INDUSTRIAL ESTATE
MACE LANE, ASHFORD, KENT TN24 8PE
SUBJECT TO CONTRACT

UNIT NO.	WAREHOUSE		FIRST FLOOR OFFICE		TOTAL (GIA)		RENT PA (exclusive)	EPC	STATUS
	SQ. FT.	M ²	SQ. FT.	M ²	SQ. FT.	M ²			
1	4,814	388.7	1,460	135.6	5,643	524.3		B - 48	LET
2	4,128	383.5	1,463	135.9	5,591	519.5		C - 55	LET
3	4,148	385.3	1,512	140.4	5,660	525.8	£39,500	D - 80	AVAILABLE
4	5,011	465.5	738	68.6	5,749	534.10	£39,500	D - 85	AVAILABLE
5	4,146	385.2	1,507	140.0	5,653	525.2	£39,500	D - 80	AVAILABLE
6	4,156	386.1	1,495	138.9	5,651	525.0	£39,500	C - 58	AVAILABLE
7	4,145	385.1	1,446	134.3	5,591	519.4	£39,500	C - 74	AVAILABLE
8	3,446	320.1	1,456	135.3	4,902	455.4		E - 110	LET
9 & 10	6,763	628.3	1,482	137.7	8,245	766.0		E - 103	LET
11	4,026	374.0	1,422	132.2	5,448	506.2		C - 64	UNDER OFFER
12	4,913	456.4	-	-	4,913	456.4		C - 62	LET
13	4,896	454.8	1,427	132.5	6,322	587.4		C - 61	LET
14	4,882	453.5	-	-	4,882	453.5	£38,800	C - 61	AVAILABLE
15 & 16	11,199	1,040.4	1,529	142.1	12,728	1,182.4		C - 62	LET

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **Lease/Rent** – the Units are available on new full repairing and insuring leases with terms to be agreed. The above quoting rent assumes a 10 year lease.
- **Unit 8** – is available on a three year lease, with a mutual rolling break clause.
- **VAT** – the property is elected for VAT.
- **Service Charge** – the occupier will make a contribution for the upkeep and maintenance of the estate.
- **Rates** – interested parties are advised to contact Ashford Borough Council in regard to exact rates payable.
- **For Further Information** or to arrange an inspection please contact Richard Turnill on 07764 476915 or email richardturnill@watsonday.com