

Unit 17, The Creative Enterprise Quarter

Javelin Way, Henwood Industrial Estate, Ashford TN24 8FN



- EPC Rating of B
- Suitable for a Variety of Uses Within B2, B8 & Class E
- Electric Roller Shutter Door
- 3-Phase Electricity Supply (20kVA Supply approx.)

BUSINESS UNIT
TO LET

180.0 m² (1,937 sq ft) approx.

LOCATION

The property forms part of The Creative Enterprise Quarter, a modern business estate on the Henwood Industrial Estate of 26 Business Units which incorporates the Internationally renowned Jasmine Vardimon Company and on site café.

DESCRIPTION

The property comprises a single storey industrial/ business unit which have been adapted with the installation of a full cover mezzanine floor.

It is arranged as an open warehouse with integrated WC with storage areas above, and benefits from the following specification:

- Electric Roller Shutter Door
- EPC Rating of B
- All Services Connected
- 3-Phase Electricity

Externally, the property benefits from parking and loading on the forecourt to the front as well as an additional car parking space within the communal car park.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m²)	Area (sq ft)
Ground	Warehouse	92.0	990
Mezzanine	Stores	88.0	947
Total		180.0	1,937

USE CLASS

The property is suitable for a variety of uses within B2, B8 & Class E.

TERMS

The property is available to let by way of new a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £19,500 per annum (exclusive of estate charges, insurance etc).

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £12,750

EPC

A copy of the Energy Performance Certificate can be made available upon request.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct, but their contents are expressly excluded from any contract.

FINANCE ACT 1989

The property is not elected for VAT.

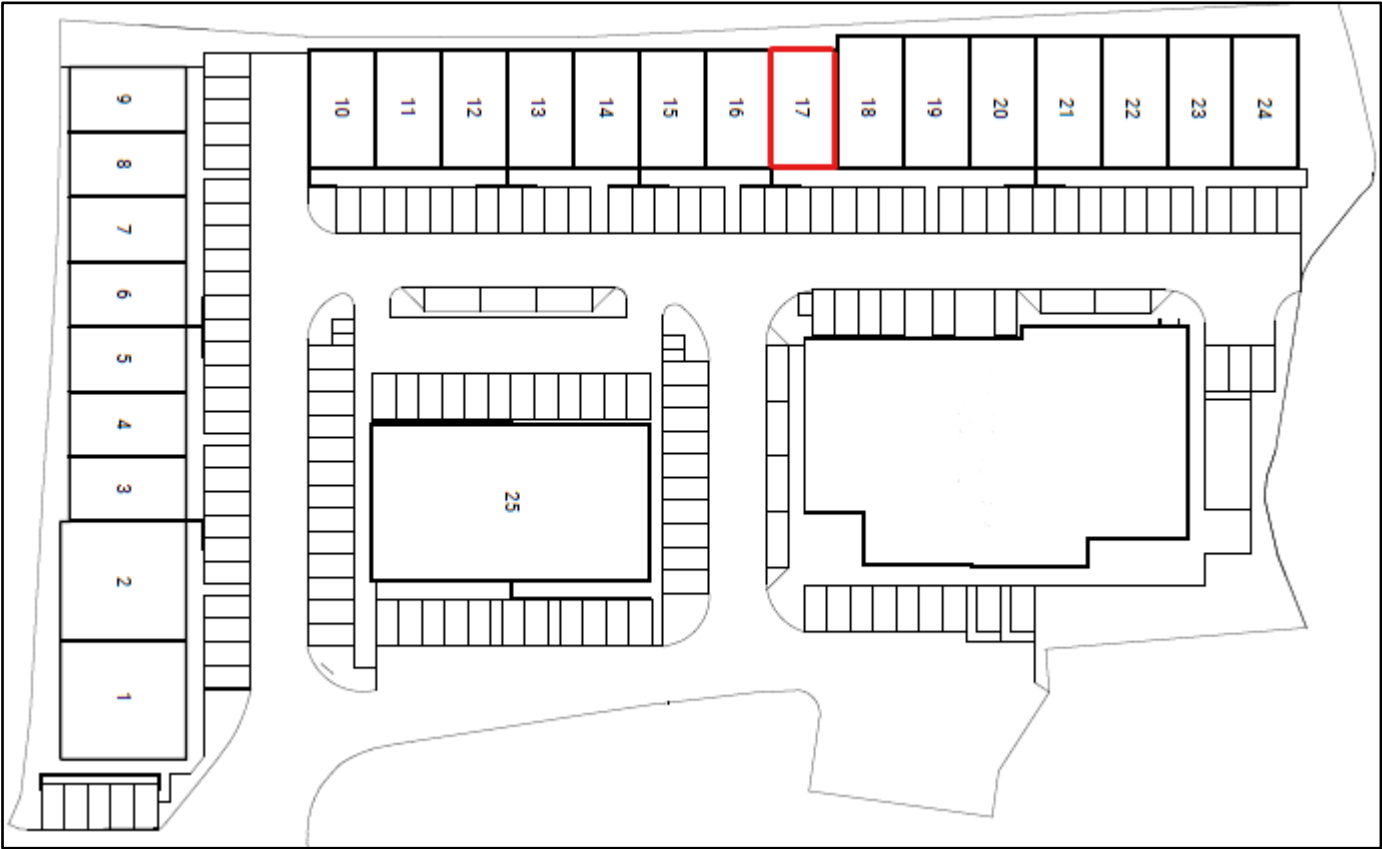
LEGAL COSTS

Each party to bear their own.

VIEWINGS

By appointment via sole agents Sibley Pares:

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AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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