

Unit 1, Tavis House Business Centre

Hall Avenue, Orbital Park, Ashford, Kent TN24 0YY



- Modern Unit on Secure Estate
- Suitable for a Variety of Uses Within B2, B8 & E(g)(iii)
- 7.5m Eaves
- Modern Offices
- 30 KN/m² Floor Loading

Modern Business Unit

FOR SALE

262.3 m² (2,824 sq ft) approx.

LOCATION

The property forms part of The Tavis House Business Centre, a modern Industrial Estate of 18 Business Units constructed within the last 10 years.

The estate is positioned on the Orbital Park, an established trading estate popular with office, industrial, trade counter, motor trade and retail warehouse occupiers positioned just off Junctions 10 and 10a of the M20 Motorway and conveniently accessed from the A2070 dual carriageway.

DESCRIPTION

The property comprises a single storey industrial/business unit of steel portal frame construction, having insulated profile steel sheet cladding beneath a mono pitched insulated roof incorporating translucent panels.

It has been adapted by the installation of a part cover mezzanine floor to create modern offices with storage areas, a workshop and WC beneath.

The unit is finished to a good modern specification and benefits from the following features:

- Concrete Floor
- Electric Roller Shutter Door
- 7.5m Eaves
- 8.0m Ridge
- 3-Phase Electricity
- 30 KN/m Floor Loading

Externally, the property benefits from parking and loading on the large forecourt to the front.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse/ Stores	196.7	2,117
Mezzanine	Offices	65.6	707
Total		262.3	2,824

USE CLASS

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

TERMS

The Long Leasehold is available For Sale (circa 993 years remaining).

PRICE

Our client would consider offers from £385,000.

ESTATE CHARGE

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

Full details are available upon request.

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £27,250

Interested parties are recommended to make their own enquiries via the relevant rates paying authority.

EPC

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

FINANCE ACT 1989

We are informed the property is elected for Value Added Tax (VAT).

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 have been tested by Sibley Pares.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

LEGAL COSTS

Each party are to bear their own.

VIEWINGS

By appointment only via sole agents Sibley Pares:

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