

# A5 Beaver Business Park

Ashford, Kent TN23 7SH



- Established Trading Estate
- Air Conditioned Specification
- Connected to All Mains Services (Including 3phase)
- Suitable for both Workshop & Office Uses
- Excellent Car Parking Provisions

Workshop/ Office  
TO LET

739.2 m<sup>2</sup> (7,957 sq ft) approx.

## LOCATION

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 Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network.

## SITUATION

The property is situated within the Beaver Business Park; an established trading estate positioned approximately 1.5 miles south of Ashford town centre having excellent links to the M20 and greater motorway network.

## DESCRIPTION

The property comprises a warehouse building of brick elevations with profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged to provide workshop space on the ground floor with additional stores/ offices at mezzanine level, including a number of offices/ meeting rooms.

There is a kitchen/ break out room on the ground floor and both male and female toilets on each floor.

The property is finished to a modern specification having air conditioning, suspended ceilings with a mix of fluorescent and integrated LED lighting, and modern flooring.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

| Floor     | Description    | Area (m <sup>2</sup> ) | Area (sq ft) |
|-----------|----------------|------------------------|--------------|
| Ground    | Workshop       | 377.0                  | 4,058        |
| Mezzanine | Office/ Stores | 362.2                  | 3,899        |
| Total     |                | 739.2                  | 7,957        |

## TERMS

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

## RENT

Our clients are seeking a rent of £50,000 per annum (exc).

## DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

## BUSINESS RATES

According to the Valuation Office Agency (VOA) the property has the following Rateable Value:

Warehouse & Premises £78,500

## ESTATE CHARGE

The Tenant will be responsible for the payment of any estate charges during their occupation.

## INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium.

## USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

## LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

## FINANCE ACT 1988

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## EPC

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

## PHOTOS

The photos were taken in August 2025.

## MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## TENANT IDENTIFICATION

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

## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
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Sibleypares.co.uk











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