

Unit 9, The Glenmore Centre

Moat Way, Orbital Park, Ashford, Kent TN24 0TL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Popular Business Park Location
- Modern Showroom with Stores Above
- Available for Immediate Occupation

Modern Business Unit

TO LET

133.4 m² to (1,436 sq ft) approx.

Unit 9, The Glenmore Centre

Moat Way, Orbital Park, Ashford, Kent TN24 0TL

Location

The property is situated on The Glenmore Centre, a modern industrial/ warehouse development of 27 units constructed within the past 20 years.

It 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.



Description

The property comprises a modern business unit of steel frame construction, with high quality mini rib cladding beneath a pitched insulated roof.

It is arranged as a showroom, kitchen and WC on the ground floor with open storage areas above which incorporate an office.

It is finished to a good modern specification, the ground floor having hardwood flooring, painted and plastered walls and ceilings, and LED spot lighting. The first floor and office finished to an equal specification.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Showroom	66.8	719
First	Stores	66.6	717
Total		133.4	1,436

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

Terms

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

Rent

Our clients are seeking a rent of £15,000 per annum (exclusive).

Business Rates

The property has been assessed as follows:

Warehouse & Premises: £14,500

Estate Charge

There is an estate charge payable for the upkeep and maintenance of the communal areas. The current annual allocation is £471.70.

Insurance

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

VAT

The property is elected for Value Added Tax (VAT).

USE CLASS

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

EPC

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

Legal Costs

Each party are to bear their own legal and professional costs.

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 all Tenants. Therefore, all proposals will be subject to the necessary checks.

Photos

The photos were taken in January 2026.

Plans

Any plans provided are for indicative purposes only. Copies of the floor plans can be made available upon request.

Viewings

Strictly by prior appointment through sole agents:

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