

Unit 2, Notus Industrial Estate

Chart Road, Great Chart, Ashford, Kent TN23 3DR



- Refurbished to a Good Modern Specification
- Electric Shutter Doors
- Painted Concrete Floor
- Electronically Gated Entrance
- Available for Immediate Occupation

Industrial/ Warehouse Unit

TO LET

86.8 m² to (934 sq ft) approx.

Unit 2, Notus Industrial Estate

Chart Road, Great Chart, Ashford, Kent TN23 3DR

Location

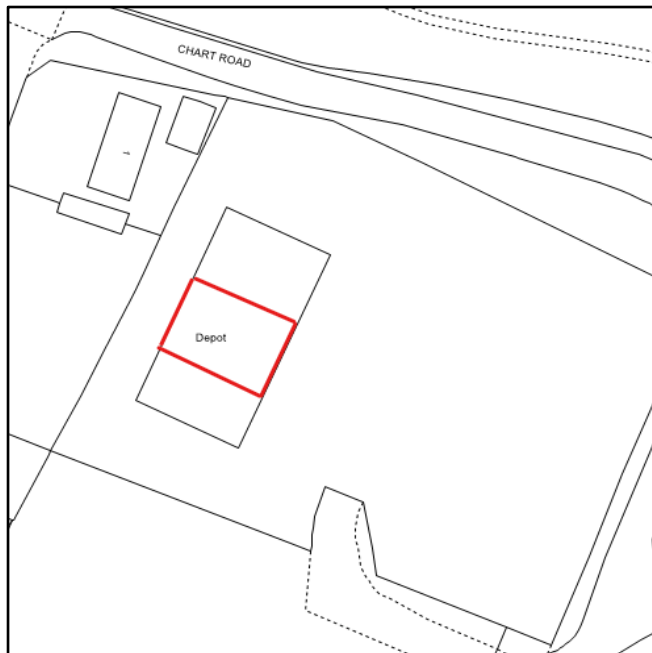
The property is located on the newly formed Notus Industrial Estate, an out of town business park situated approximately two miles south-west of Ashford town centre.

Description

The property comprises a light industrial/ workshop unit of steel portal frame construction, having a mix of block and profile steel sheet elevations beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged as an open storage area incorporating a WC. Having undergone complete refurbishment, it is finished to a good modern specification having a painted concrete floor, electric roller shutter door and LED lighting.

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



Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse/ Workshop	86.8	934

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 £12,000 per annum (exclusive).

Business Rates

The units are in the process of being split from the single assessment. Prior to figures being made available, prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority.

Estate Charge

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

Insurance

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

VAT

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

EPC

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

USE CLASS

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

NB: Motor Trade Uses will not be considered.

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 February 2026.

Plans

Any plans provided are for indicative purposes only.

Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Danielle Thomson
danielle.thomson@sibleypares.co.uk
01233 629281









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