

Unit 11, Mace Lane Industrial Estate

Mace Lane, Ashford, Kent TN24 8PE



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Refurbished Unit on Established Trading Estate
- Loading Doors to Front and Rear
- Air Conditioned Offices
- Electric Roller Shutter Doors
- 100A 3-Phase Electrical Supply (58 KVA)
- Excellent Car Parking Provisions

Industrial/ Business Unit

TO LET

526.1 m² (5,448 sq ft)

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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

Mace Lane Industrial Estate is located adjacent to occupiers such as Kwik Fit, Flooring Superstore and Pets Corner, being a short distance from the town centre.

DESCRIPTION

The property comprises an industrial/ warehouse building of concrete frame construction, having brick elevations beneath a pitched roof incorporating translucent panels.

It is arranged as an open warehouse with an attached two storey staff and office block. Having recently undergone refurbishment it is finished to a good modern specification having a painted concrete floor, electric roller shutter door and modern air conditioned offices.

The property is connected to all mains services including a 100A 3-phase electricity supply (58 KVA).

In addition to the forecourt the unit also benefits from 6 allocated car parking spaces within the multi-storey car park.

ACCOMMODATION

The property has the following approx. Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	374.0	4,026
	Office & Staff	66.1	711
First	Offices	66.1	711
Total		526.1	5,448

TERMS

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

RENT

Our client is seeking a rent of £42,500 per annum (exclusive).

DEPOSIT

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

BUSINESS RATES

Tenants are responsible for the payment of Business Rates allocated to the demised property.

ESTATE CHARGE

The Landlord maintains the common parts of the estate and recovers a fair proportion of the total cost through the estate service charge, anticipating to operate at approx. £1.00 per square foot (psf).

INSURANCE

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

USE

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

LEGAL COSTS

Each party to bear their own legal and professional costs.

FINANCE ACT 1988

All figures are 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.

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.

MISREPRESENTATIONS ACT 1967

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

VIEWINGS

Strictly by prior appointment through joint agents:

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