

Unit 8, Brunswick Trading Estate

Brunswick Road, Ashford, Kent TN23 1EH



- Modern Industrial Unit on Popular Estate
- 3Phase Electricity
- 5.5m Eaves
- Available by way of an Assignment of the Existing Lease or via New Sub-Lease

Industrial/ Warehouse Unit

TO LET

520.0 m² (5,597 sq ft) approx.

LOCATION

The unit is located on the Brunswick Trading Estate, being an extension of The Cobbswood Industrial Estate, which lies approximately half a mile west of Ashford Town Centre and within close proximity of Junction 9 of the M20 Motorway.

DESCRIPTION

The property comprises a modern single storey Industrial/ Warehouse units of steel portal frame construction, having brick elevations with profile steel sheet cladding and a profile steel sheet roof incorporating translucent panels.

The unit is arranged as open warehouse incorporating a disabled compliant WC on the ground floor with modern offices at first floor level, and benefitting from the following specification:

- Roller Shutter Door
- 3-Phase Electricity
- 5.5 m Eaves
- Concrete Floor
- Modern First Floor Offices

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	464.9	5,004
	Offices	55.1	593
Total		520.0	5,597

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

TERMS

The property is available by way of an assignment of the existing FR&I Lease dated 17 February 2020 (expiring 16 February 2030).

The client will also consider a Sub-Letting of the whole.

A copy of the Lease can be provided upon request.

RENT

The passing rent is £58,500 per annum (exclusive) set at the February 2025 Rent Review.

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 £48,250

INSURANCE

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

Full details are available on request.

USE

The property can be used for the manufacturing, testing, and distribution of platform Cranes, or any other uses within Classes B1 or B8, with Landlord consent.

COSTS

Each party to bear their own legal and professional costs.

FINANCE ACT 1988

We are informed that the property has been elected for Value Added Tax (VAT).

EPC

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

PLANS

Any plans are for indicative purposes only.

PHOTOGRAPHS

The photographs were taken in March 2026.

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
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