

# Unit 8, Carlton Business Park

Carlton Road, Cobbswood Industrial Estate, Ashford, Kent TN23 1DP



- Established Trading Estate
- Modern Unit Constructed Circa 2018
- 3-Phase Electricity Supply
- Floor Loading Capacity 37.5 kN/m<sup>2</sup>
- Minimum Eaves Height 7.5m

Industrial / Business Unit

**TO LET**

126.5 m<sup>2</sup> (1,362 sq ft) approx.

# Unit 8, Carlton Road Business Park

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## LOCATION

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras in around 35 minutes.

Carlton Business Park is located on the Cobbswood Industrial Estate, an established and popular trading estate approximately half a mile west of Ashford town centre and J9 of the M20, comprising 28 modern units constructed circa 2018.

## DESCRIPTION

The property comprises a single storey light industrial/warehouse unit of steel portal frame construction, having insulated profile steel sheet cladding beneath a profile steel sheet roof incorporating translucent panels.

The unit is arranged as open storage area and benefits from the following specification:

- Concrete Floor
- Up and Over Roller Shutter Door (4.44m Height)
- Connected to All Mains Services
- 3-Phase Electricity
- Minimum 7.5 m Eaves
- Floor Loading Capacity of 37.5 kN/m<sup>2</sup>
- Excellent Natural Light

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

## TERMS

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

## RENT

Our client is seeking a rent of £18,500 per annum (exclusive).

## ACCOMMODATION

The property has the following approx. floor areas:

| Floor  | Description | Area (m <sup>2</sup> ) | Area (sq ft) |
|--------|-------------|------------------------|--------------|
| Ground | Warehouse   | 126.5                  | 1,362        |



## BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £16,250

## SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The allocation for Unit 8 is £1,279.

## DEPOSIT

A deposit equivalent to a minimum of 3 months' rent will be required.

## INSURANCE

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

## USE CLASS

The units are suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii) – Formerly B1.

**NB:** Motor Trade uses will not be considered in this location.

## EPC

A copy of the assessment can be provided upon request.

## PLANS & PHOTOGRAPHS

Any plans and photos are for identification purposes only.

## FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT).

## COUNCIL PROFESSIONAL FEES

The incoming Tenant is to pay £650 for the cost of preparation of the lease documentation.

## MISREPRESENTATIONS ACT 1967

These particulars are believed to 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 offers will be subject to the necessary checks.

## VIEWINGS

By appointment via Sole agents Sibley Pares:

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*An Indicative Photo of an Empty Unit*

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