

A8 Beaver Business Park

Ashford, Kent TN23 7SH



- Refurbished Unit on Established Trading Estate
- Dedicated Yard Space of circa 8,000 sq ft
- Connected to All Mains Services (Including 3phase)
- Suitable for Uses within B2, B8 & E(g)(iii)
- Excellent Car Parking Provisions
- Energy Performance Certificate (EPC) within Band B

Warehouse/ Workshop TO LET

802.8 m² (8,641 sq ft)
Plus 8,000 sq ft yard

A8 Beaver Business Park

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LOCATION

The property is situated within the Beaver Business Park; an established trading estate positioned approximately 1.5 miles south of Ashford town centre.



DESCRIPTION

The property comprises an attached building of brick elevations with profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged as a delivery bay to the front accessed via a loading door (5m) which links a large open warehouse/ workshop area to the rear, incorporating an office and WC block.

Having recently undergone refurbishment, the property is finished to a modern specification having a new power floated concrete floor, high intensity sodium lighting. It is connected to all mains services which includes a 3phase electricity supply.

ACCOMMODATION

The property has the following approx. floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Delivery Bay	166.2	1,789
	Workshop/ Warehouse	636.6	6,852
Total		802.8	8,641

Externally the property benefits from use of the forecourt to the front as well as a dedicated yard opposite for loading, parking and storage which extends to approx. 8,000 sq ft.

TERMS

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

RENT

Our clients are seeking a rent of £70,000 per annum (exc).

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 £75,000

Using the 2026/27 Small Business (Non Retail) Multiplier of £0.48p, the rates payable would be £36,000 before any relief schemes.

ESTATE CHARGE

The Tenant will be responsible for the payment of any estate charges during their occupation.

The allocation for Unit A8 for the current service charge year is £3,832.35.

INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium. The current allocation is £2,325.70.

USE

The property is deemed suitable for uses with B2, B8 & Class E(g)(iii).

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

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

EPC

The property has been assessed with Band B (50).

PHOTOS & PLANS

The photos were taken in May 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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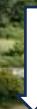
Ashford Town Centre



Ashford International
Train Station



Ashford Designer
Outlet



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