



TO LET

1,545 Sq Ft

- *STEPPED RENT INCENTIVES*
- Minimum eaves height approx. 4.8m
- Up-and-over loading door
- Mezzanine office accommodation
- Kitchenette and WC facilities
- 3-phase electricity connected

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 8, STAFFORD CLOSE, ASHFORD, KENT, TN23 4TT

***STEPPED RENT INCENTIVES* from £16,896 pax (£12 psf).**

Unit 8 comprises a mid-terraced light industrial / workshop unit of steel portal frame construction. The property provides warehouse/workshop accommodation at ground floor level, together with mezzanine accommodation arranged as an office and kitchen area. The unit benefits from a minimum eaves height of approximately 15 ft 10 in, an up-and-over loading door, pedestrian entrance, WC facilities and concrete hardstanding to the front for loading/unloading and car parking.

Location

Stafford Close is located on Fairwood Industrial Park, on the western side of Ashford, with access to Junction 9 of the M20 approximately 1.5 miles away. Leacon Road and Victoria Way provide direct access to Ashford town centre, which is located a little over a quarter of a mile away. Fairwood Industrial Park is an established and busy industrial estate with a variety of trade counter, workshop and industrial occupiers nearby. Ashford is one of Kent's designated growth centres and benefits from strong road and rail communications, including the M20/A20 and Ashford International station, with highspeed rail services to London.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property provides approximately 1,408 sq ft of accommodation on a Gross Internal Area basis, comprising ground floor warehouse/workshop space together with mezzanine office and kitchen accommodation, plus WC facilities.

VAT

The rent is quoted exclusive of VAT. VAT may be payable in addition. Interested parties should make their own enquiries to confirm the VAT position.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable

Additional Information

Rent

YEAR 1 £16,896 pax (£12 psf),

YEAR 2 £18,304 pax (£13 psf),

YEAR 3 £19,712 pax (£14 psf)

EPC

The property has an Energy Performance Certificate rating of C, with a score of 55. The certificate is valid until 27 March 2033.

Viewing

Strictly by appointment through Petchey Holdings.

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