

CW Plant

Bridge Road, Cobbs Wood Industrial Estate, Ashford, Kent, TN23 1BB



Industrial / Warehouse with Secure Yard FOR SALE or TO LET

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Key Features

- Detached Unit with Self-Contained Yard
- Two Shutter Doors
- EV Charge Points
- Gated, Secure Site
- Security Shutters
- Intruder Alarm & CCTV

Description

WORKSHOP WITH SELF-CONTAINED YARD -- FOR SALE OR TO LET

Former Plant Hire Centre with offices and trade counter area on the ground floor and large warehouse storage area with two shutter doors leading to the rear with gated, self-contained yard of 4,352 sq ft. The yard is flat, concrete surfaced plus a wash area and interceptors.

There are 7 additional car parking spaces to the front of the building which also benefits from EV charge points, security shutters and CCTV camera system.

The property is situated at the end of Bridge Street, Ashford which is a cul-de-sac road off the Tank Roundabout located near to the new MacDonalds drive-thru being within 1 miles of J9 of the M20 motorway.



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Accommodation

The property comprises a detached warehouse building of steel portal frame with profile sheet clad roof and elevations with self contained secure yard which has been most recently used as a tool hire center.

The property has reception area and offices to the front plus kitchenette and disabled and ladies/gents wcs leading through to the main warehouse space to the rear. There is a first floor mezzanine providing additional offices, storage and wc on the first floor. The property has two shutter doors leading into the rear yard which is accessed via a secure gate to the front. In addition there are 7 car parking spaces to the front.

The property has been measure on a Gross Internal Area (GIA) basis as follows;

Area	Sq Ft	Sq M
Ground Floor Trade Counter Offices	1,016	94.39
Warehouse	1,553	144.27
Mezzanine Offices & Storage	924	85.84
Total	3,494	324.59
Self-Contained Yard	4,352	404.33

EPC

Rating D - 86

Rateable Value

RV £28,750 @ 43.2p in the £

Rates payable £12,420 for the year 2026/27

Price / Rent

£650,000 for the Freehold with Vacant Possession

or

£45,000 Per Annum Exclusive for a new lease

Terms

Freehold with Vacant Possession

Or, if Leased, the premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on Bridge Road on the Cobbs Wood Industrial Estate in Ashford, approximately 1 mile from Junction 9 of the M20 motorway. Ashford itself is 50 miles south of London, 20 miles south east of Maidstone and 20 miles west of Dover. 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.

What3Words Location:- <https://w3w.co/tools.visual.feel>

For all Viewings and Enquiries contact:



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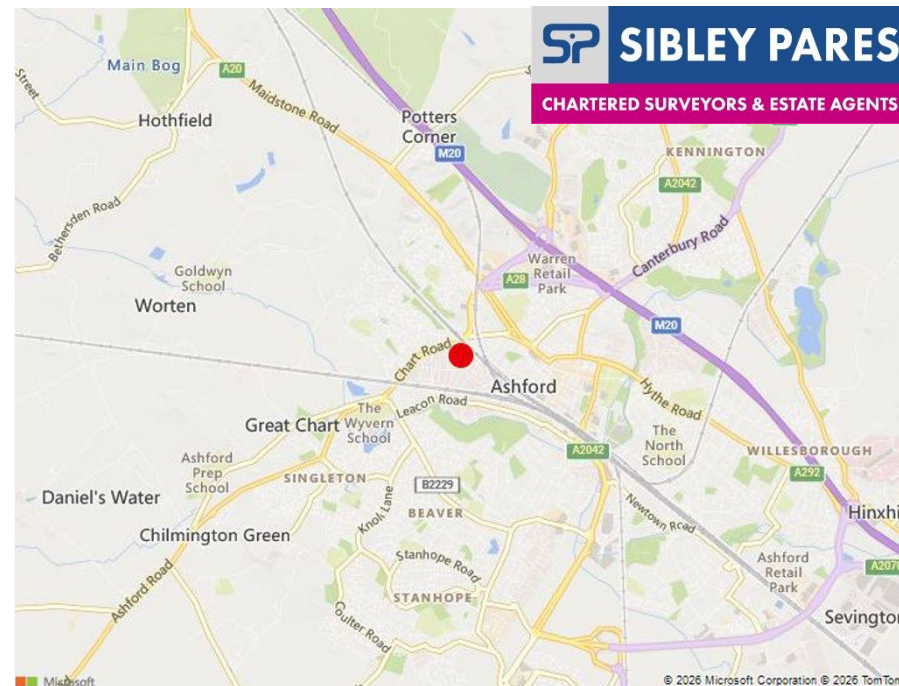
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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