

Unit 11, Brunswick Industrial Centre

Brunswick Road, Ashford, Kent TN23 1EH



- Modern Industrial Unit on Popular Estate
- Connected to All Mains Services (Including a 3Phase Elec Supply)
- Modern First Floor Offices
- 10 Allocated Car Parking Spaces (Not Impacting Loading)
- 6.00m Eaves | 7.50m Ridge

Industrial/ Workshop Unit
TO LET

314.8 m² (3,388 sq ft) approx.

Unit 11, Brunswick Industrial Centre

Brunswick Road, Ashford, Kent TN23 1EL

LOCATION

The unit is located on the Brunswick Industrial Centre, 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 end of terrace Industrial/ Warehouse unit of steel portal frame construction, having brick elevations with profile steel sheet cladding beneath a profile steel sheet roof incorporating translucent panels.

It is arranged as open warehouse incorporating an entrance lobby and both male and female WC's on the ground floor with modern offices at first floor level, and benefitting from the following specification:

- Painted Concrete Floor
- Electric Roller Shutter Door (4.50m Height)
- 3-Phase Electricity
- LED Lighting
- Gas Connection
- 6.00 m Eaves | 7.50m Ridge
- Modern First Floor Offices

Externally the property benefits from 10 allocated car parking spaces to the front and rear which do not impact the loading bay.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	262.1	2,822
	Lobby & Staff	24.8	267
First	Offices	27.9	300
Total		314.8	3,388

TERMS

The property is available by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

RENT

Our client is seeking a rent of £30,000 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £28,500

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £12,312 before any relief schemes.

ESTATE CHARGE

There is an estate service charge to be payable for the upkeep and maintenance of the common parts.

The allocation for Unit 11 for the year ending December 2026 is £2,764.38

INSURANCE

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

The allocation for Unit 11 for the year ending June 2026 is £777.86.

USE

The property can be used within B2, B8 & Class E(g)(iii) or as a Trade Counter.

NB: Motor Trade Uses will be considered assuming good track record can be shown.

FINANCE ACT 1988

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

LEGAL FEES

Each party are to bear their own legal and professional costs.

EPC

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

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.

AI DECLARATION

Some images showing the exterior of the property contained within these particulars include computer-generated visuals produced with the assistance of artificial intelligence. They are intended for illustrative purposes only.

VIEWINGS

Strictly by prior appointment through sole agents:

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