

Unit 11 Ellingham Industrial Estate

Eillingham Way, Ashford, Kent TN23 6JZ



- Established Trading Estate
- Prominent End of Terrace Position with Road Profile
- Suitable for Uses within B2, B8 or E(g)(iii)
- 3-Phase Electricity
- Eligible for Small Business Rates Relief

Industrial/ Business Unit
TO LET

92.8 m² (999 sq ft) approx.

Unit 11, Ellingham Industrial Estate

Ellingham Way, Ashford, Kent TN23 6JZ

LOCATION

The property is located on the Ellingham Industrial Estate, an established and popular trading estate around 2 miles south-west of Ashford Town Centre.

The estate is accessed directly off the A2042, being a short distance from the A2070 which links with Junction 10A and provides direct access to the M20 and greater motorway network.

DESCRIPTION

The property comprises an end terraced single storey Industrial/ business unit of brick elevations beneath a profile steel sheet roof incorporating translucent panels.

The unit is arranged as an open workshop/ storage area incorporating a tea making area and WC, and benefitting from the following specification:

- Up and Over Shutter Door
- Concrete Floor
- 3-Phase Electricity
- Modern Lighting
- Minimum 3.5m Eaves

Externally, the property benefits from loading on the forecourt to the front and car parking opposite on a first come first serve basis.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Workshop/Stores	92.8	999

TERMS

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed from November 2026.

RENT

Our client is seeking a rent of £10,000 per annum (exclusive).

DEPOSIT

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

BUSINESS RATES

The property has been assessed as follows:

Warehouse & Premises: £7,900

If eligible, occupiers may benefit from small business rates relief.

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

INSURANCE

The landlord will insure the premises with the Tenant responsible for reimbursing the fair proportion of the annual premium.

COUNCIL PROFESSIONAL FEES

The incoming tenant is to pay Ashford Borough Council for the cost of preparation of the lease documentation and surveyor fees, as follows:

- Legal Fees: £460
- Surveyor Fees: £321

FINANCE ACT 1988

All figures are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

NB: Motor Trade uses will not be considered.

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.

VIEWINGS

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Jack Dudley
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