

# A1 Beaver Business Park

Ashford, Kent TN23 7SH



- Substantial Warehouse Building on Popular Estate
- Enclosed Yard & Large Apron
- Connected to All Mains Services (Including 3phase)
- Suitable for Uses within B2, B8 & E(g)(iii)
- 16 Allocated Car Parking Spaces
- EPC Assessed Within Band B (49).

Warehouse/ Workshop  
TO LET

1,802.5 m<sup>2</sup> (19,403 sq ft) approx.

## 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 a substantial attached industrial/warehouse building of steel frame construction, having a mix of brickwork and profile steel sheet clad elevations beneath a pitched profile steel sheet roof incorporating translucent roof panels.

Internally, the accommodation is predominantly arranged as an open-plan warehouse, with ancillary office, staff and WC facilities positioned to the front over ground and first-floor levels.

The warehouse is finished to a modern specification, incorporating a floated concrete floor, modern lighting and suspended gas-fired warm-air heating. The warehouse has a minimum eaves height of approximately 6.50m, rising to approximately 9.00m at the highest point.

The office and staff accommodation is arranged as a combination of cellular and open-plan offices, having suspended ceilings with integrated lighting, gas-fired central heating via panel radiators, raised access flooring incorporating power and data cabling, and carpeted floor coverings.

The warehouse is accessed via a pedestrian entrance lobby to the front, together with two full-height electric roller shutter doors to the rear, providing direct access to the enclosed rear yard.

Externally, the property benefits from 16 allocated car parking spaces to the front, together with a substantial rear loading and circulation apron for access, turning or as additional car parking.

## ACCOMMODATION

The property has the following approximate floor areas:

| Floor  | Description    | Area (m <sup>2</sup> ) | Area (sq ft) |
|--------|----------------|------------------------|--------------|
| Ground | Warehouse      | 1,427.3                | 15,363       |
|        | Office & Staff | 165.4                  | 1,781        |
| First  | Offices        | 209.9                  | 2,259        |
| Total  |                | 1,802.5                | 19,403       |

## 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 £150,000 per annum (exc).

## DEPOSIT

A suitable rental deposit 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    £140,000

Using the appropriate 2026/27 Business Rates Multiplier of £0.48p, the rates payable would be £67,200 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 A1 for the current service charge year is £11,521.48.

## INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium. The current allocation is £7,297.26

## 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 (49).

## PHOTOS

The photos were taken in September 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.

## PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
01233 629281

Sibleypares.co.uk















AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30