

Otford Builders Merchants

South Stour Avenue, Eastmead Trading Estate, Ashford, Kent TN23 7RX



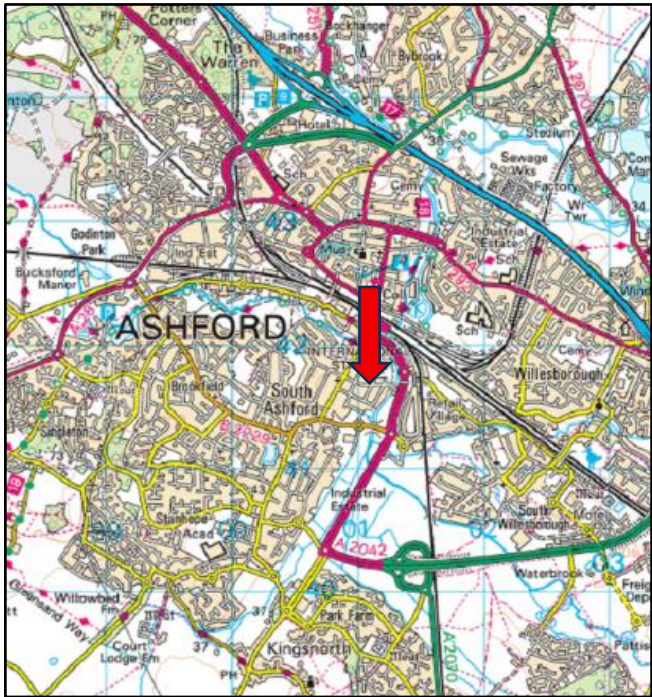
- Rare Industrial Freehold Opportunity
- 1.0 Hectare (2.51 Acre) Site
- Site Cover Ratio of approx. 19%
- Centrally Located for the Town Centre & Ashford International Railway Station

Industrial/ Warehouse
For Sale
1,893.8 m² (20,385 sq ft) approx.

LOCATION

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway.

The property is situated on the Eastmead Trading Estate, a business park comprising five units, being within a mixed commercial and residential area around a quarter of a mile from Ashford's High Street. The site is positioned in a cul-de-sac location at the end of the estate.



DESCRIPTION

The property comprises a pair of interconnecting warehouse buildings, constructed with a combination of steel portal frame and truss roof structures. The elevations are predominantly brick and profiled steel sheet clad, beneath pitched asbestos roofs incorporating translucent roof panels, which have been re-clad in recent years.

The accommodation is arranged in two principal bays:

Western Bay: Predominantly open-plan warehouse and storage accommodation, incorporating a showroom, offices and staff facilities at ground floor level.

Eastern Bay: Predominantly open-plan warehouse and storage accommodation.

The warehouse areas have concrete floors, fluorescent lighting and manual roller shutter doors. The offices and showroom benefit from central heating via panel radiators, supplemented by air conditioning, suspended ceilings incorporating LED lighting and modern floor coverings.

The property occupies a level, fenced and secure site extending to approximately 2.51 acres (1.01 hectares), a site coverage of 19%.

We understand the property is connected to mains water, drainage and electricity, including a three-phase supply. The central heating system is oil-fired and supplied from a 2,500-litre DERV tank.

ACCOMMODATION

The property has the following approximate floor areas:

Bay	Description	Area (m ²)	Area (sq ft)
West Bay	Warehouse	512.4	5,516
	Showroom	129.5	1,394
	Office & Staff	77.0	829
East Bay	Warehouse	1,174.8	12,646
Total		1,893.8	20,385



TITLE

The property is owned freehold across Titles:

- K220319 – Orange Outline
- K245139 – Green Outline

The freehold also benefits from ownership of the estate road, providing a direct link to Beaver Lane and, in turn, access to the principal arterial routes.

TERMS

The freehold interest is offered for sale on an unconditional basis with vacant possession.

The client would also consider letting the property by way of a new Full Repairing & Insuring Lease for a term to be agreed.

PRICE/ RENT

Price on application.

FINANCE ACT 1989

We are informed that the property is elected for VAT and, accordingly, VAT will be payable in addition to the rent or purchase price at the prevailing rate.

BUSINESS RATES

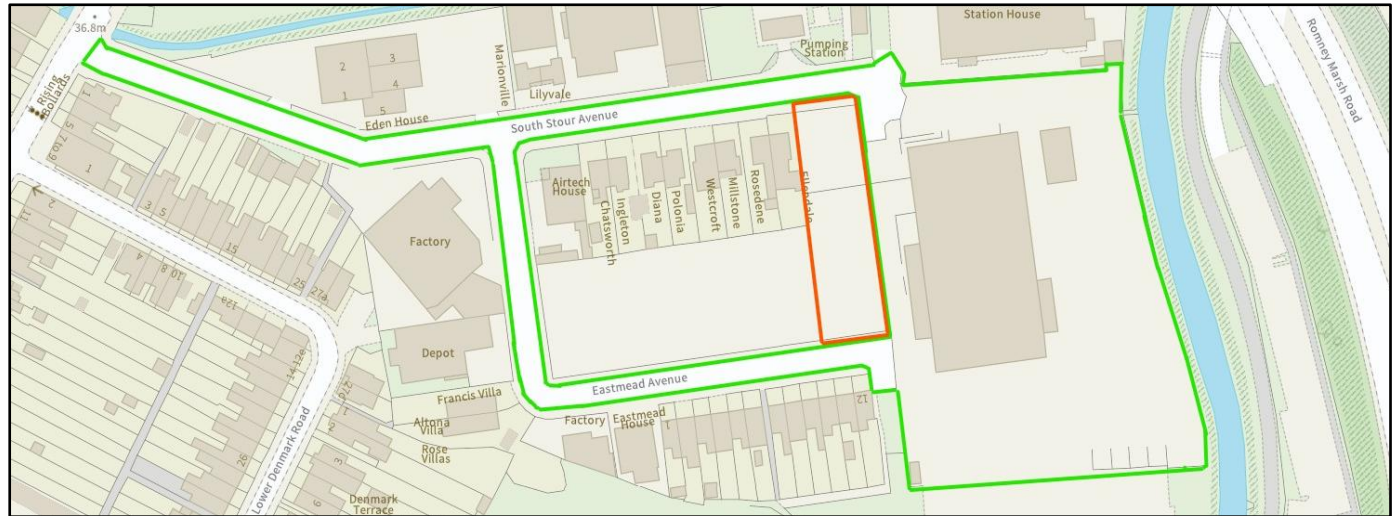
The rateable value (RV) of the property is shown on the Valuation Office Website as follows:

Workshop & Premises:	£222,000
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Using the 2026/27 (Non Retail) Multiplier of £0.48p in the £, the rates payable would be £106,560 before any relief schemes.

INSURANCE

In respect to a letting the Landlord will insure the premises with the Tenant responsible for reimbursing the annual premium.



PLANNING HISTORY

From online investigations, we have been able to establish the following pertinent planning information:

Ref: 83/00/832/AS – Permission was granted proposed alterations to the elevations and extension to the existing building.

Ref: 84/00985/AS – Permission was granted for an extension of the building materials warehouse and timber storage rack.

Ref: 90/01496/AS – Permission was granted for alterations to the existing building to relocate the sales/ display area and for use in connection with the existing builders merchants use of the site.

Ref: 04/01941/AS – Permission was granted for the erection of elevational signage and the installation of a free standing sign.

LEGAL COSTS

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

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.

EPC

Available upon request.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

PURCHASER/ TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

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