

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Westgate Industrial Estate, Newchurch,  
Romney Marsh, Ashford, Kent, TN29 0DZ



**RURALLY LOCATED INDUSTRIAL/WAREHOUSE ACCOMMODATION  
WITH GENEROUS HARDSTANDING**

**TO LET**

- 4,000 sq ft TO 45,000 sq ft
- Available as a whole or can split
- New lease/immediate availability
- Generous hardstanding
- 3 Phase electricity

**Rent Sought: From £20,000 Per Annum Exclusive**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The Westgate Estate is located on the northern side of the street on the eastern side of the village of Newchurch, a small village of some 300 inhabitants which is located in the heart of the Romney Marsh, approximately 4 miles north of New Romney and 7 miles south west of Ashford. Whilst this is not considered an ideal location for premises of this nature, it is now well established and access is vastly improved by the A2070 Ashford Brenzett trunk road which is some 3 miles to the west and gives direct access to Ashford and the motorway network.

Ashford has a population of approximately 74000 inhabitants, is centrally located within the County and benefits from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger Station gives direct access to Northern Continental Europe via Eurostar and London is now only 38 minutes distant via HS1.

## DESCRIPTION

This site of approximately 4 acres is roughly rectangular in shape. Our client has recently acquired the site and occupies part himself however, there are approximately 45,000 sq ft of surplus accommodation available along with some generous concrete hardstanding. This is divided into 4 main buildings, a showroom office building (Unit 1) providing a little under 3,000 sq ft of accommodation in total. The ground floor showroom area provides approximately 1,200 sq ft of accommodation with some additional storage, whilst upstairs there is a further 1,200 sq ft of office accommodation plus kitchen facilities. Alongside this building is a double warehouse (Units 2-3) providing a little under 12,000 sq ft of accommodation in two units which could be let separately, one of which contains a mezzanine of approximately 800 sq ft. On the other side of the site is the northern warehouse (Unit 4) of approximately 4,000 sq ft which currently has a similar size mezzanine which could be contained in whole or part if required. Alongside this in the middle warehouse (Unit 5) there is approximately 9,000 sq ft of accommodation along with mezzanine accommodation of some 2,500 sq ft and this could be divided if required. Next to this is the southern warehouse (Unit 6) providing approximately 5,000 sq ft. Externally there are large areas of concrete hardstanding which can be included with the various units. The site benefits from fire/intruder alarms and 24/7 monitored CCTV. Please note - there is a planning condition that restricts the trading hours on site to Monday – Friday 8:00am – 5:30pm and Saturdays 9:00-12:30pm, other than for maintenance, cleaning and office work. Further details available upon request.

## ACCOMMODATION

### Unit 1 – Showroom Building - LET

#### Ground Floor

Showroom	1,256 sq ft
Rear Store	198 sq ft + WC

#### First Floor

Office	1,005 sq ft
Rear Office	262 sq ft
Kitchen	87 sq ft + WC

### Unit 2 – Double Warehouse– Unit 2 LET

Warehouse	11,760 sq ft
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(5,782 sq ft available)

Mezzanine	844 sq ft
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### Unit 4 – Northern Warehouse

Warehouse	3,936 sq ft
Mezzanine	3,400 sq ft

### Unit 5 – Middle Warehouse

Warehouse	9,103 sq ft
Mezzanine	2,428 sq ft

### Unit 6 - Southern Warehouse – Unit 6 Under Offer

#### Ground Floor

Warehouse	3,970 sq ft
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#### First Floor

Office	536 sq ft
Storage	385 sq ft



**SERVICES**

Mains water and electricity, including a 3 Phase supply are connected to the premises. We believe drainage is via a private system.

**BUSINESS RATES**

The rateable value of each unit is listed below. The business rate multiplier for the year 2020/21 is 49.9p.

Unit 1 - £13,000

Unit 2 – £24,500

Unit 3 - £23,250

Unit 4 - £21,750

Unit 5 - £58,000 (standard business rate multiplier of £51.2p)

Unit 6 - £19,250

**TERMS**

The premises are available by way of a new FRI leases the terms of which are negotiable however, the following rents are being sought:-

Unit 1 - Showroom Building	£20,000 per annum – LET
Units 2-3 - Double Warehouse	£50,000 per annum – Unit 2 LET
Unit 4 - Rear/Northern Warehouse	£20,000 per annum
Unit 5 - Middle Warehouse	£55,000 per annum
Unit 6 - Southern Warehouse	£23,500 per annum

There is also a service charge payable.

**LEGAL COSTS**

The ingoing tenant is to be responsible for both parties' reasonable legal costs in the transaction.

**ENERGY PERFORMANCE CERTIFICATE**

The units have been assessed as having EPC Ratings of 74 (Band C) for Building A, 70 (Band C) for Building B, 82 (Band D) for Building C and 79 (Band D) for Building D. Full reports available upon request.

**VIEWING**

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

**CODE OF PRACTICE**

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

Unit 3:



Unit 4:



Unit 5:



Unit 6:

