



Units 5 And 6 Montpelier Business Park

Unit H5, Montpelier Business Park, Ashford, TN23 4FG

Units 5 and 6 are a pair of end terraced industrial units available as a whole or capable of sub-division, if required.

7,931 sq ft
(736.81 sq m)

- Warehouse of 6,562 sq. ft.
- 1st Floor Offices of 1,369 sq. ft.
- Immediate Availability
- New Lease Available

Summary

Available Size	7,931 sq ft
Rent	£51,500 per annum
Rates Payable	£19,710.50 per annum
Rateable Value	£39,500
Service Charge	N/A
EPC Rating	E (120)

Description

This modern end terraced unit of steel portal frame construction provides workshop/warehouse accommodation on ground floor with substantial first floor accommodation. Unit 5 and 6 were built as a pair and are potentially capable of sub-division but have historically been let as one. There is approximately 6,500 sq ft on the ground floor with some 1,400 sq ft of office space on the extended upper floor, finished to a good standard. Externally there is generous concrete hardstanding for loading/unloading and car parking

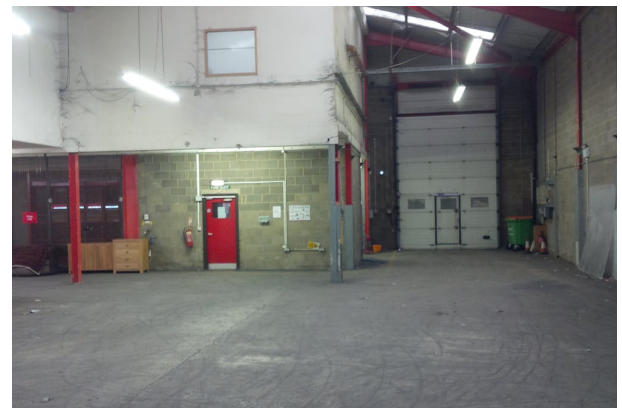
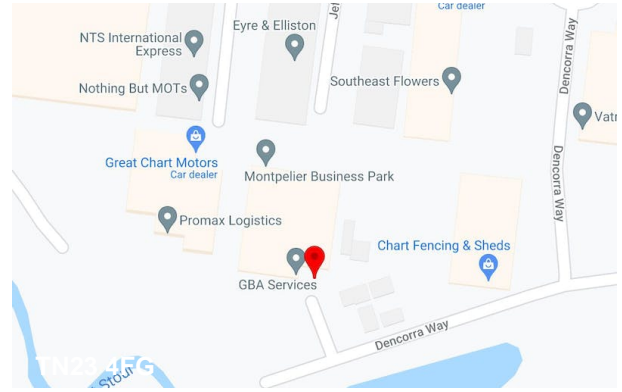
Location

This property is located on the Fairwood Industrial Estate, accessed via Leacon Road off Brookfield Road, close to its junction with the A28 Chart Road roundabout. The site is approximately half a mile west of Ashford town centre, and 1 mile from Junction 9 of the M20, this access having been substantially improved by the opening of the "Barracks Link Road". Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting 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 some 38 minutes distant via HS-1.

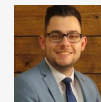
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse	6,562	609.63	Available
1st - First Floor Offices	1,369	127.18	Available
Total	7,931	736.81	



Viewing & Further Information



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