



Unit 6 Henwood Industrial Estate

Ashford, TN24 8DW

Warehouse / Industrial unit

7,870 sq ft
(731.15 sq m)

- Fully refurbished
- 3 phase power
- LED warehouse lighting
- Male and female WCs
- Clear internal height 5.7m rising to 7.3m
- Ground and first floor offices

Summary

Available Size	7,870 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of a purpose built semi-detached unit of steel portal frame construction with steel clad external elevations and a pitched roof incorporating intermittent translucent roof lights. The property has 2-storey office accommodation and separate male and female WCs. There is a loading area and parking to the front of the unit.

Location

Henwood Industrial Estate is situated approximately midway between junctions 9 and 10/10a of the M20. Henwood is accessed from the roundabout at the junction of Mace Lane and Hythe Road. The estate is located within a mile of Ashford town centre and Ashford International Station.

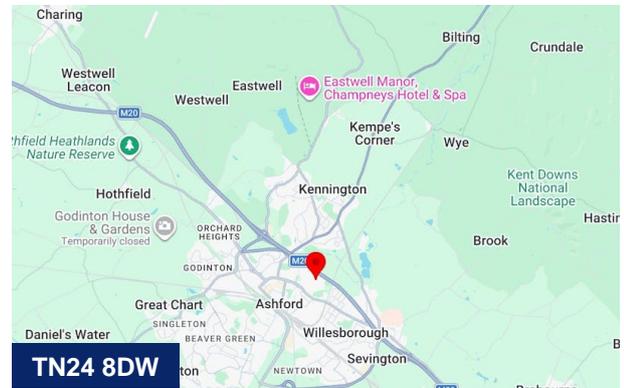
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	6,964	646.98
Ground - Floor Offices	453	42.09
1st - Floor Offices	453	42.09
Total	7,870	731.16

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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