



Unit 6 Vanguard Industrial Estate

Henwood, Ashford, TN24 8DH

Workshop / Warehouse

26,515 sq ft
(2,463.32 sq m)

- To be extensively refurbished
- B1/B2/B8 planning consent
- 3-phase power supply
- 2 storey office accommodation
- Eaves height of 5.5m rising to 7.6m
- 2 full height roller shutter doors

Summary

Available Size	26,515 sq ft
Rent	Rent on application
Rateable Value	£164,000 wef 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An estate service charge is payable which is currently £10,096.06 plus VAT per annum for Unit 6.
EPC Rating	C (72)

Description

Vanguard Industrial Estate comprises 6 modern steel framed industrial/warehouse units with generous sized loading and parking areas within a fenced and gated estate. Unit 6 which is to be extensively refurbished lies at the front right-hand side. It provides warehouse/workshop accommodation together with ground and first floor offices.

The warehouse benefits from an eaves height of some 5.5m rising to an apex of 7.6m. There are two full height electric roller shutter doors, 4.77m wide by 4.92m high; and a good level of natural illumination provided by intermittent roof lights and upper level glazing.

Externally there is a large amount of hardstanding for car parking and loading / unloading to front, rear and side.

Location

Henwood Industrial Estate is located approximately 1/4 mile to the north-east of Ashford town centre, mid-way between junctions 9 and 10 of the M20. This is a well established and busy industrial estate, with this unit enjoying visibility on to the M20.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

Accommodation

The accommodation comprises the following approximate GIA areas:

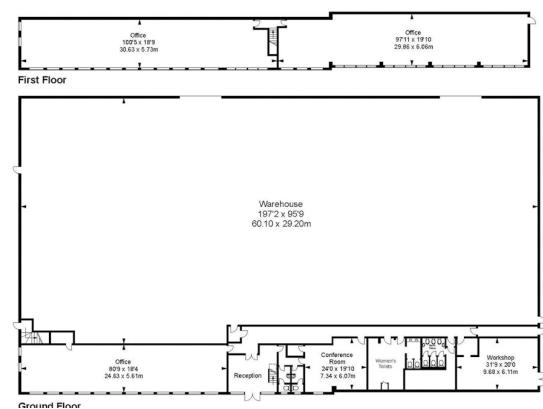
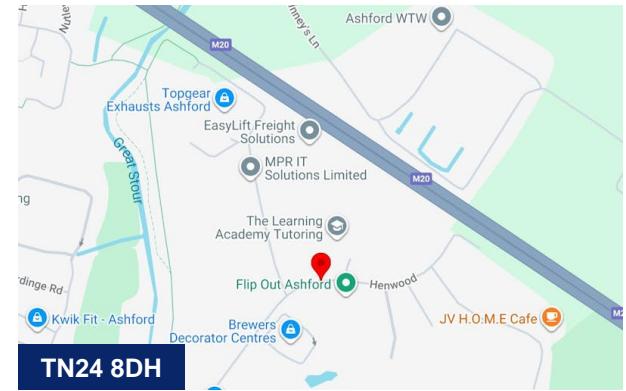
Name	sq ft	sq m
Ground - Floor Warehouse / Office	22,640	2,103.32
1st - Floor Office	3,875	360
Total	26,515	2,463.32

Services

All main services are connected to the premises including a 3-phase (200 Amp) electrical supply.

Terms

The premises are available by way of a new full repairing and insuring lease, the terms of which are to be agreed.



Viewing & Further Information



Tom Booker

01322 285 588 | 07584 237 141

Tom.Booker@Ryan.com

Stafford Perkins (Joint Agent)