Stafford Perkins
CHARTERED SURVEYORS

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Unit 9 Axiom

Orbital Park, Ashford, Kent TN24 OAA

W3W: digs.dice.leads



INDUSTRIAL/WAREHOUSE PREMISES

TO LET

- Circa 2,974 sq.ft. of accommodation
- Conveniently located for J10/10a of the M20
- New lease available
- Immediate availability
- Generous car/van parking
- Ideal Trade Counter

Rent Sought: £38,750 per annum Plus VAT

STAFFORD PERKINS
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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 Axiom Business Park is a new development comprising 7 units located on the popular Orbital Business Park in Ashford, Kent, having superb access to junctions 10 and 10a of the M20 motorway with prominent visability from the A2070 Orbital 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 can give direct access to northern continental Europe via Eurostar (subject to availability), and London is some 38 minutes distant via HS-1.

DESCRIPTION

Unit 9 is a modern end terraced unit of steel portal frame construction with external clad elevations with an eaves height of some 8m. and a single access loading door along with 2 personnel doors. There are generous skylights within the roof providing a good level of natural lighting, and the unit benefits from a power floated concrete floor. Externally there is hardstanding laid to concrete and brick paviors for loading/unloading and generous car parking.

ACCOMMODATION

Ground floor	2,974 sq.ft.	276.29 sq.m.



SERVICES

All main services including a 3 Phase electrical supply are connected.

BUSINESS RATES

The premises have a rateable value of £34,750. The uniform business rate multiplier for the year 2026/27 is 43.2p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent is to be £38,750 per annum plus VAT. There is a service charge to cover common estates, details upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of B (38). Certifice and report can be viewed at https://find-energy-certificate. Digital.communities.gov.uk/.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.