



TO LET

Unit 5 Ashford Trading Centre

Orbital Park, Ashford, TN24 0SP

Available Now

**4,055 SQFT
(376 SQM)**

Key Points:

- Refurbished
- 1 level access loading door
- 6m clear height rising to 7.5m
- Established Trade Estate
- Strategic location with access to the M20, M25 and the South Coast.
- 7 parking spaces per unit
- Existing tenants include Screwfix, Halfords, Topps Tiles and Tool Station

Colliers

Visit: [Colliers.com](https://www.colliers.com)
01895 813344

Description

The property comprises of a mid-terrace steel portal frame warehouses of brick and blockwork construction. The unit benefit from 6m eaves height rising to 7.5m at the apex, 1 level access loading door and 7 car parking spaces.

Existing tenants on the estate include Screwfix, Halfords, Topps Tiles, Tool Station, Capital Hair and Beauty, CEF, Euro Car Parts and Carpet Giant.

Location

The property is situated on Ashford Trade Centre, located directly off the A2070, Bad Munstereifel Road, within 1.3 miles from the M20 at Junction 10 & 10A.

The M20 provides access to Central London, the M25 and the South Coast including the Channel Tunnel at Folkestone (15 miles southeast) and the Port of Dover which is 21 miles within a 30-minute drive.

The nearby A28 and A2070 also provide local road links to Canterbury and the South Coast.



Rent

Rent on Application

Energy Performance Rating

B – 27

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.

Floor areas

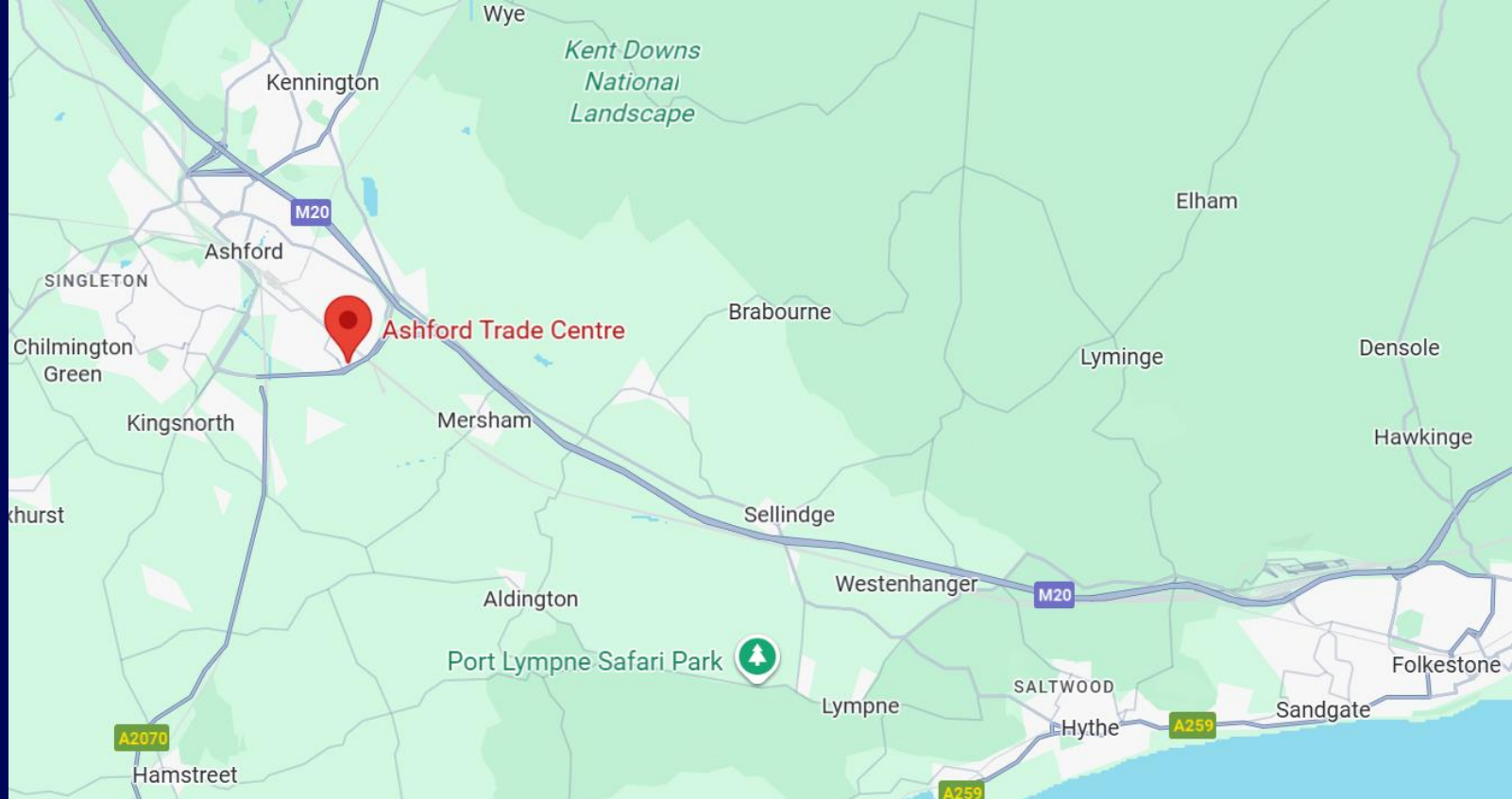
The Property has the following approximate gross internal (GIA) floor areas

Unit 5	Area (Sq ft.)	Area (Sqm)
Total	4,055.3	376.75



Stan Gibson

Stanley.Gibson@colliers.com
+44 7776 605378



colliers.com



95 Wigmore Street

London W1U 1FF

United Kingdom

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X [@Colliers](https://twitter.com/Colliers) or [LinkedIn](https://www.linkedin.com/company/colliers).

