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6

TO LET

INDUSTRIAL AND WAREHOUSE – 7,870 SQ FT (731.12 SQ M)
Unit 6 Henwood Industrial Estate, Ashford, TN24 8DW

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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	6,964	646.96
Ground Floor Offices	453	42.08
1st Floor Offices	453	42.08
TOTAL	7,870	731.12

AMENITIES

- 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

RENT

On application

TERMS

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

RATES

Business Rates: Interested parties are advised to make their own enquiries with the local authority.

VAT

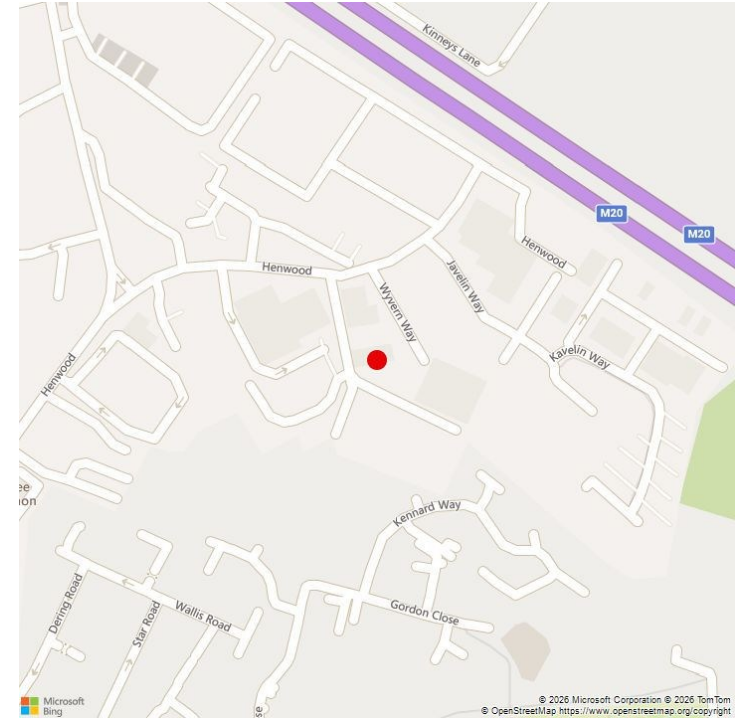
To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The EPC rating of this property is B(35).

**VIEWINGS – 01322 285588**

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