

FULLY REFURBISHED

Industrial and Warehouse

26,515 SQ FT (2,463.24 SQ M)

Unit 6

VANGUARD INDUSTRIAL ESTATE

Henwood, Ashford, TN24 8DH



To Let

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INDUSTRIAL ESTATE
Henwood, Ashford, TN24 8DH

Unit 6



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 has been extensively refurbished. 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. The rear and side areas could be fenced.

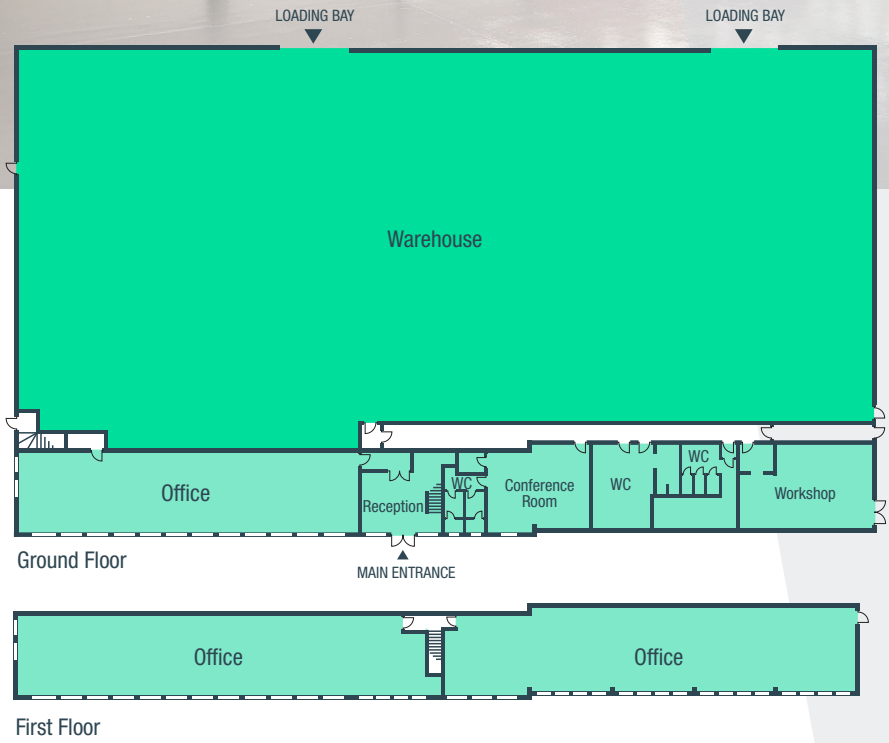


LOCATION

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.





Key Features

- Fully refurbished
- E(g)(iii)/B2/B8 planning consent
- 3-phase power supply
- 2 storey office accommodation
- LED lighting throughout
- Eaves height of 5.5m rising to 7.6m
- 2 full height roller shutter doors

ACCOMMODATION (GROSS INTERNAL AREA)

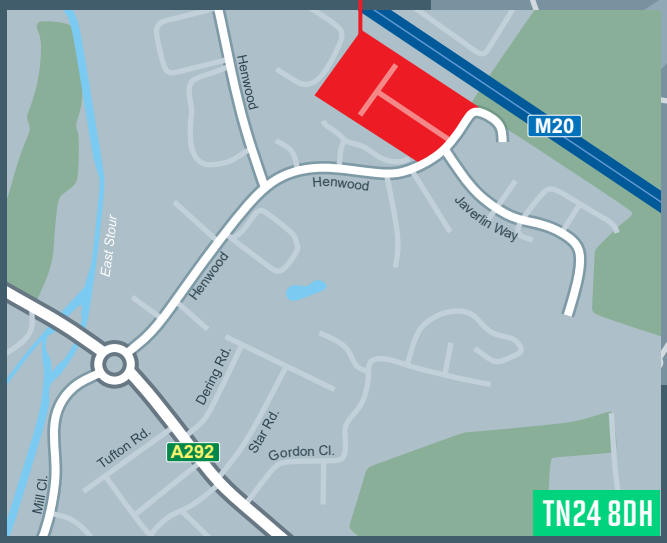
	SQ FT	SQ M
Ground Floor Warehouse/Office	22,640	2,103.26
1st Floor Office	3,875	359.99
TOTAL	26,515	2,463.25

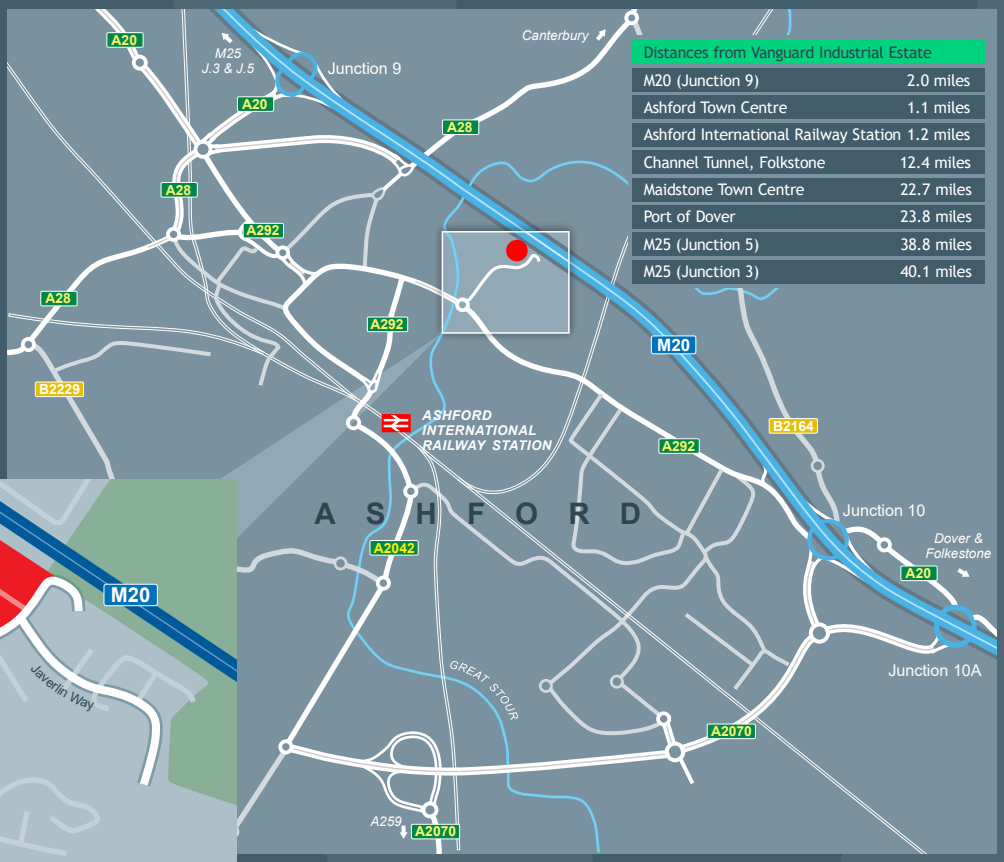




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Distances from Vanguard Industrial Estate	
M20 (Junction 9)	2.0 miles
Ashford Town Centre	1.1 miles
Ashford International Railway Station	1.2 miles
Channel Tunnel, Folkstone	12.4 miles
Maidstone Town Centre	22.7 miles
Port of Dover	23.8 miles
M25 (Junction 5)	38.8 miles
M25 (Junction 3)	40.1 miles

RENT: On application.

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

RATES: We understand that the unit has a rateable value from April 2026 of £177,000. However interested parties are advised to make their own enquiries with the local authority.

ESTATE CHARGE: An estate charge is payable to cover the upkeep of common parts of the estate. Further information is available on request.

SERVICES: All main services are connected to the premises including a 3-phase power supply.

VAT: will be chargeable on the terms quoted.

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

EPC: C – 72.

Further Information and Viewing
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