



**UNIT 1 WYVERN WAY HENWOOD INDUSTRIAL ESTATE
ASHFORD KENT TN24 8DW**

- HALF RENT IN FIRST YEAR
- On trade counter terrace with Plumbing Trade Supplies and Sheffield Insulation Group
- Last remaining corner unit on entrance to estate
- Concrete forecourt and parking areas

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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LOCATION

Ashford is one of the fastest growing towns in the south with the current population of approx 60,000 set to double over the next 30 years. Its attraction in commercial terms is its location on the M20, the main route from the Channel Ports to the rest of the UK and the International Rail Terminal which offers rail access to continental Europe and now has a high speed rail link to London terminals in less than 40 minutes.

The property is located at the entrance of the established Henwood Industrial Estate, close to the town centre and mid way between junctions 9 and 10 of the M20.

Local Trade occupiers on the Henwood Estate include SIG (Sheffield Insulation Group), PTS (Plumbing Trade Supplies), Dowding and Mills, Speedyhire, Kitchen George, Brewers and Leyland Paints.

DESCRIPTION

Unit 1 is comprises an end of terrace industrial / warehouse unit of steel portal frame construction with a steel roller shutter door opening onto a concrete yard and loading area. Internally the unit has the benefit of office accommodation, kitchen facilities and WC's.

The eaves height is approximately 17 ft rising to approx 22 ft at the apex.

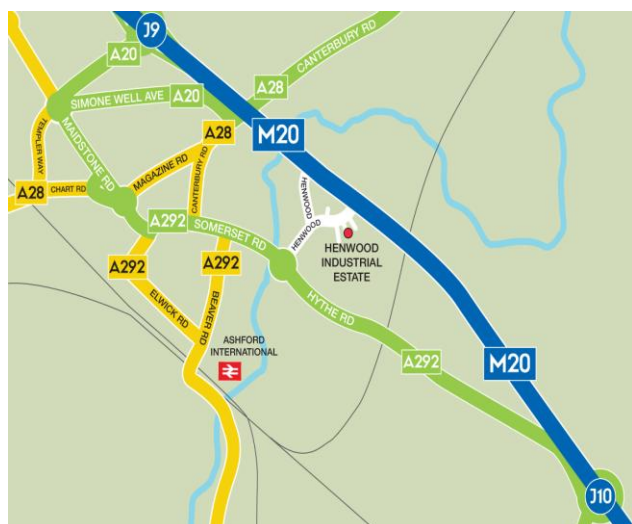
FLOOR AREAS

Floor	Description	Width ft	Depth ft	Eaves ft	Sq M	Sq Ft
Ground	Warehouse	48.7	56.1	17.1	253.35	2,732
First Floor	Office	16	16		23.78	256
Total					277.59	2,988

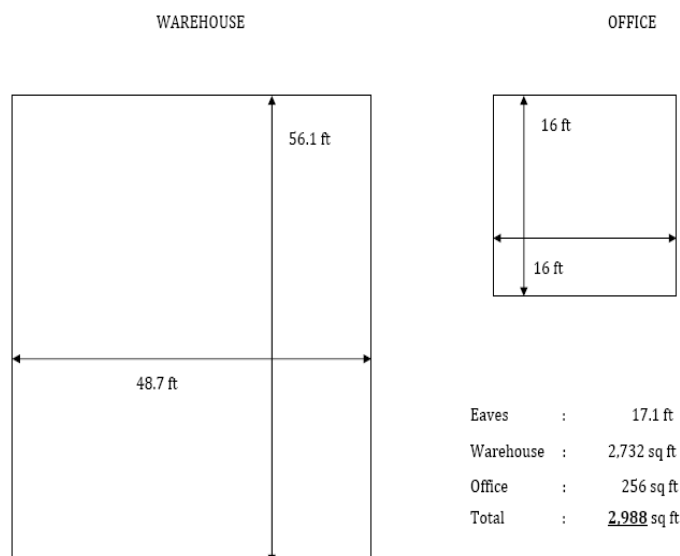
TIMING

The unit is now fully refurbished and ready for occupation.

LOCATION PLAN



FLOOR PLAN





LEASE

The unit is available to let at £19,500 (£6.53 psf) pax on a new occupational lease of 5 years plus.

Our Clients are offering the premises at half rent in year one, subject to terms and status.

USE

The property is suitable for warehouse and industrial uses and being on a terrace with PTS and SIG we consider it would suit occupiers with a trade counter element to their business.

RATES

Service Charge: £1904.28 to 31.03.2012.

Insurance premium for 12 months commencing 01.01.2011: £668.16 (this may vary depending on the user)

Ratable Value: £17,750

The multiplier for the year 2011/12 is 42.6, making the rates payable for the year £7,561.5

VAT & LEGAL COSTS

VAT will be chargeable on the rent at the prevailing rate.

Each party to be bear their own legal costs.

VIEWING AND FURTHER INFORMATION

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Misrepresentation Act:

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