

Unit 1, Brunswick Industrial Centre

Brunswick Road, Ashford, Kent TN23 1EH



- Undergone Substantial Refurbishment
- Excellent Road Profile & Branding Opportunity on Side Elevation
- Air Conditioned Offices
- 12 Car Parking Spaces (Not Impacting Loading)
- 6.50m Eaves | 7.75m Ridge

Industrial/ Trade Counter
TO LET
440.8 m² (4,745 sq ft) approx.

Unit 1, Brunswick Industrial Centre

Brunswick Road, Ashford, Kent TN23 1EL

LOCATION

The unit is located on the Brunswick Industrial Centre, an extension of The Cobbswood Industrial Estate, which lies approximately half a mile west of Ashford Town Centre and within close proximity of Junction 9 of the M20 Motorway.

DESCRIPTION

The property comprises a modern end of terrace Industrial/ Warehouse unit of steel portal frame construction, having brick elevations with profile steel sheet cladding beneath a profile steel sheet roof incorporating translucent panels.

The property has undergone a substantial refurbishment to include new external cladding, installation of secondary glazing and general re-decorative works internally and externally.

It is arranged as open warehouse incorporating an entrance lobby and both male and female WC's on the ground floor with modern offices at first floor level, and benefitting from the following specification:

- Electric Roller Shutter Door (5.00m Height)
- 3-Phase Electricity
- 6.5 m Eaves | 7.75m Ridge
- Air Conditioned First Floor Offices

Externally the property benefits from 12 allocated car parking spaces to the front and rear which do not impact the loading bay.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	396.5	4,268
	Offices	44.3	477
Total		440.8	4,745

TERMS

The property is available by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

RENT

Our client is seeking a rent of £50,000 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The property is currently undergoing assessment for business rates, which once lodged will be the responsibility of the tenant.

Interested parties are recommended to make their own investigations via the relevant rates paying authority.

Ashford Borough Council
International House, Dover Place, Ashford, Kent TN23 1HU
T: 01227 862316
E: businessrates@ashford.gov.uk

ESTATE CHARGE

There is an estate service charge to be payable for the upkeep and maintenance of the common parts.

The allocation for Unit 1 for the year end 31 December 2025 was £4,111.70. The allocation for the new service charge year is yet to be finalised.

INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium.

The allocation for Unit 1 for the year ending 20 June 2026 is £990.35.

PLANS

Any plans are for indicative purposes only.

USE

The property can be used within B2, B8 & Class E(g)(iii) or as a Trade Counter.

NB: Motor Trade Uses will be considered assuming good track record can be shown.

FINANCE ACT 1988

We are informed that the property is elected for Value Added Tax (VAT).

LEGAL & PROFESSIONAL FEES

Each party are to bear their own costs.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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01233 629281

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