

Refurbished Industrial/Warehouse Units

4,931 – 91,402 SQ.FT. (485.10 – 8,491.60 SQ M)



**MACE LANE INDUSTRIAL ESTATE
MACE LANE, ASHFORD
KENT TN24 8PE**



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Features

- Town centre location
- WC & Kitchens
- Easy Access to J9, J10 & M20
- 3 phase electricity supply
- GRP Translucent rooflights

Location

Located close to the town centre.

Approx. 1 mile to the west is J9 and the M20

Approx. 1.5 mile to east is J10 and the M20

Located at Ashford within the East Kent, being only approximately 50 miles south East of Central London, 21 miles South East of Maidstone and 22 miles west of the port of dover. There are excellent road and rail communications, M20 motorway which provides direct access via J9 and J10A to the M25 and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the south coast. Ashford International Rail Station provides direct trains to St Pancras in 35 minutes.

What3Words Location-

<https://what3words.com/edits.trail.throw>

Description

Refurbished Industrial/Warehouse Units

4,931 - 91,402 sq ft (485.10 - 8,491.60 sq m)

Each unit will provide -

- A clear span accommodation
- GRP translucent rooflights
- Roller shutter doors
- 3 phase electricity supply
- LED lighting
- Most units will be refurbished
- Some units provide air conditioning
- WC & Kitchens
- Parking
- Gated estate

Units 9-18 ready for immediate occupation and Units 1-8 ready Q3, 2024

Accommodation

See below schedule - all floor areas are measured on a gross internal area (GIA) basis

EPC

Awaited

Rateable Value

See schedule below

Rent

See schedule below

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Service Charge

Service charge to cover the upkeep and maintenance of the common areas and estate.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing

Strictly by prior appointment via the agents:



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Ned Gleave

ned.gleave@sibleypares.co.uk

Or via our Joint Agents

Watson Day

Contact - Richard Turnill



NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Availability Schedule

UNIT NO.	AREA SQ M	AREA SQ FT	RENT PER ANNUM	RENT PER SQ. FT.	RATEABLE VALUE	AVAILABILITY
Unit 1						
Ground	459.9	4,950	£51,715	£7.95	To be re-assessed	AVAILABLE
First	144.5	1,555				
Total	604.4	6,505				
Unit 2						
Ground	462.0	4,973	£45,387	£7.95	To be re-assessed	AVAILABLE
First	68.4	736				
Total	530.4	5,709				
Unit 3						
Ground	457.0	4,919	£42,450	£7.95	To be re-assessed	AVAILABLE
First	68.4	736				
Total	525.4	5,655				
Unit 4						
Ground	465.5	5,011	£45,705	£7.95	Workshop - £16,250	AVAILABLE
First	68.6	738				
Total	534.1	5,749				
Unit 5						
Ground	476.3	5,127	£46,627	£7.95	Warehouse - £19,500	AVAILABLE
First	68.6	738				
Total	544.9	5,865				
Unit 6						
Ground	459.7	4,948	£45,204	£7.95	To be re-assessed	AVAILABLE
First	68.6	738				
Total	528.3	5,686				
Unit 7						
Ground	453.7	4,884	£44,687	£7.95	To be re-assessed	AVAILABLE
First	68.5	737				
Total	522.2	5,621				
Unit 8						
Ground	393.3	4,233	£42,803	£7.95	To be re-assessed	AVAILABLE
First	106.9	1,151				
Total	500.2	5,384				
Unit 9						
Ground	380.7	4,098	£45,100	£7.95	To be re-assessed	AVAILABLE
First	146.3	1,575				
Total	527.0	5,673				
Unit 10						
Ground	392.1	4,221	£43,646	£7.95	To be re-assessed	AVAILABLE
First	117.9	1,269				
Total	510.0	5,490				

Unit No	Area sq m	Area sq ft	RENT PER ANNUM	RENT PER SQFT.	RATEABLE VALUE	AVAILABILITY
Unit 11						
Ground	449.3	4,836	£44,035	£7.95	To be re-assessed	AVAILABLE
First	65.3	703				
Total	514.6	5,539				
Unit 12						
Ground	458.1	4,931	£39,201	£7.95	To be re-assessed	AVAILABLE
Total	458.1	4,931				
Unit 13						
Ground	518.6	5,582	£49,966	£7.95	To be re-assessed	AVAILABLE
First	65.3	703				
Total	583.9	6,285				
Unit 14						
Ground	446.0	4,801	£38,168	£7.95	To be re-assessed	AVAILABLE
Total	446.0	4,801				
Unit 15						
Ground	517.4	5,569	£49,854	£7.95	To be re-assessed	AVAILABLE
First	65.2	702				
Total	582.6	6,271				
Unit 16						
Ground	579.5	6,238	£49,592	£7.95	To be re-assessed	AVAILABLE
Total	579.5	6,238				

- The above rents assume a new 5–10-year full repairing and insuring lease
- Service charge for upkeep of the estate payable in addition (estimated to be £1 per sq. ft. per annum)
- The tenant might be required to pay a rental deposit subject to covenant strength
- Applicants should contact Ashford Council for exact rates payable
- Tenant to pay a reservation deposit of £1,000 (+VAT) upon agreement of Heads of Terms
- All payments to the landlord will be subject to VAT
- Leases will be outside the security of tenure provisions of the 1954 Landlord and Tenant Act

