

# Stafford Perkins

CHARTERED SURVEYORS

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## Warehouse Premises Occupation Road, Wye, Ashford TN25 5EN



### LIGHT INDUSTRIAL PREMISES

### TO LET

- 6,150 sq.ft. Warehouse Accommodation
- New Lease Available
- Rural location suited to horticultural & similar uses.

**Rent Sought: - £25,000 per annum**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

This site is located at the extreme eastern end of Occupation Road on its southern side. Occupation Road itself lies on the eastern side of Olantigh Road just north of the centre of Wye, a village of approximately 2,000 inhabitants which lies some four miles north-east of Ashford, the closest large town.

Ashford is one of Kent's designated growth centres and 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1. Wye has its own mainline station and benefits from access to HS-1.

## DESCRIPTION

This is a steel portal framed warehouse building of some 6,150 sq.ft. incorporating the oil-fired boiler room which provides heating for this and adjoining buildings. This site has until recently been used for horticultural research, being part of the famous Wye College campus.

## ACCOMMODATION

Workshop/Warehouse 6,150 sq.ft.

## SERVICES

Mains water and a 3-phase electrical supply are connected to the site.

## BUSINESS RATES

The site is agriculturally assessed at present and does not appear on the rating list.

## TERMS

The premises are available by way of a new lease, the terms of which are fully negotiable. The rent to be £25,000 per annum.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of 124 (Band E). Full report and certificate are available upon request.

## VIEWING

Strictly by appointment through Stafford Perkins.

Tel: 01233 613900.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

