

OVER  
**40%**  
NOW LET



**MACE LANE**  
INDUSTRIAL ESTATE

**REFURBISHED  
INDUSTRIAL/  
WAREHOUSE  
UNITS**

4,882 – 44,986 SQ. FT.  
(453 – 4,179.3 M<sup>2</sup>)

**TO LET**

**AVAILABLE  
NOW**

MACE LANE ASHFORD,  
KENT TN24 8PE

## LOCATION

Mace Lane Industrial Estate is located close to the town centre. Adjacent occupiers include Kwik Fit, Flooring Superstore and Pets Corner. J9, M20 is approx. 1 mile to the west and J10, M20 approx. 1.5 miles to the east.

Ashford is a designated growth town located within East Kent, being approximately 50 miles south east of central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover. The town benefits from excellent road and rail communications, the M20 motorway providing direct access via J9 and J10A to the M25 (35 miles north west) 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.

For location click line or copy and paste <https://w3w.co/swung.fear.head> into your browser



## DESCRIPTION

- Refurbished Industrial Units
- Clear Span accommodation (single units)
- GRP translucent rooflights
- Roller shutter doors
- 3 phase electricity supply
- LED lighting
- Most units provide refurbished offices
- Air conditioned offices (some units)
- WC & kitchens
- Allocated Parking
- Gated estate
- Town centre location
- Easy access to J9 & J10, M20
- Available now.



  
**MACE LANE**  
INDUSTRIAL ESTATE



## AVAILABILITY SCHEDULE

See below schedule. All floor areas are gross internal.

Unit No	Area sq m	Area sq ft	Rent pa	EPC	Availability
<b>Unit 1</b>					
Warehouse	388.7	4,184	£39,500	B-48	Available
Office/Staff	135.6	1,460			
<b>Total</b>	<b>524.3</b>	<b>5,643</b>			
<b>Unit 2</b>					
Warehouse	383.5	4,128	£39,500	C-55	Available
Office/Staff	135.9	1,463			
<b>Total</b>	<b>519.5</b>	<b>5,591</b>			
<b>Unit 3</b>					
Warehouse	385.3	4,148	£39,500	D-80	Available
Office/Staff	140.4	1,512			
<b>Total</b>	<b>525.8</b>	<b>5,660</b>			
<b>Unit 4</b>					
Warehouse	465.5	5,011	£39,500	D-85	Available
Office/Staff	68.6	738			
<b>Total</b>	<b>534.10</b>	<b>5,749</b>			
<b>Unit 5</b>					
Warehouse	385.2	4,146	£39,500	D-80	Available
Office/Staff	140.0	1,507			
<b>Total</b>	<b>525.2</b>	<b>5,653</b>			
<b>Unit 6</b>					
Warehouse	386.1	4,156	£39,500	C-58	Available
Office/Staff	138.9	1,495			
<b>Total</b>	<b>525.0</b>	<b>5,651</b>			
<b>Unit 7</b>					
Warehouse	385.1	4,145	£39,500	C-74	Available
Office/Staff	134.3	1,446			
<b>Total</b>	<b>519.4</b>	<b>5,591</b>			

Unit No	Area sq m	Area sq ft	Rent PA	EPC	Availability
<b>Unit 8</b>					
Warehouse	320.1	3,446	£22,000	E-110	Available
Office/Staff	135.3	1,456			
<b>Total</b>	<b>455.4</b>	<b>4,902</b>			
<b>Unit 9 &amp; 10</b>					
Warehouse	<b>LET</b>				
Office/Staff					
<b>Total</b>					
<b>Unit 11</b>					
Warehouse	374.0	4,026	£43,500	C-64	Available
Office/Staff	132.2	1,422			
<b>Total</b>	<b>506.2</b>	<b>5,448</b>			
<b>Unit 12</b>					
Warehouse	<b>LET</b>				
<b>Total</b>					
<b>Unit 13</b>					
Warehouse	<b>LET</b>				
Office/Staff					
<b>Total</b>					
<b>Unit 14</b>					
Warehouse	453.5	4,882	£38,800	C-61	Available
<b>Total</b>	<b>453.5</b>	<b>4,882</b>			
<b>Unit 15 &amp; 16</b>					
Warehouse	<b>LET</b>				
Office/Staff					
<b>Total</b>					



**LOCAL AREA**



**ASHFORD  
DESIGNER  
OUTLET**

**ASHFORD  
INTERNATIONAL  
TRAIN STATION**

**ASHFORD  
TOWN CENTRE**

**HENWOOD  
INDUSTRIAL  
ESTATE**

**M20**

**J10/10A**

**J9**

**LONDON**

**DOVER/  
FOLKESTONE**



## VAT

We are advised the property is elected for VAT and therefore VAT will be payable on the rent and other costs.

## LEASE

A new lease is available for a term to be agreed on a full repairing and insuring basis.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## BUSINESS RATES

To be re-assessed.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATES

Please see schedule.

**VIEWING** Strictly by appointment via the joint agents:



**Phil Hubbard - 07921 212430**  
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