

Warehouse at 1 Brunswick Road

Ashford, Kent TN23 1EW



- 7.00m Eaves | 8.70m Ridge
- Concrete Floor
- Concertina Sliding Door
- Let with 4 Allocated Car Parking Spaces
- Available for Immediate Occupation

Warehouse Unit

TO LET

117.2 m² to (1,261 sq ft) approx.

Location

The property is located on the northern side of Brunswick Road, a popular trading position, forming part of the wider Cobbs Wood Industrial Estate.

Description

The property comprises a warehouse unit of steel portal frame construction, having a mix of block and profile steel sheet elevations beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged as an open warehouse with rear store. It is finished to a basic specification having a concrete floor, concertina sliding shutter door and diffused lighting.

The property does not have a WC.

Externally, the unit benefits from parking and loading on the forecourt to the front as well as the use of four allocated car parking spaces.

Terms

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term of years to expire no later than December 2028.

Rent

Our clients are seeking a rent of £15,000 per annum.

The rent is to be all-inclusive, to include the business rates, buildings insurance, and contribution towards the estate service charge.

Utilities are not included and will be the responsibility of the tenant.

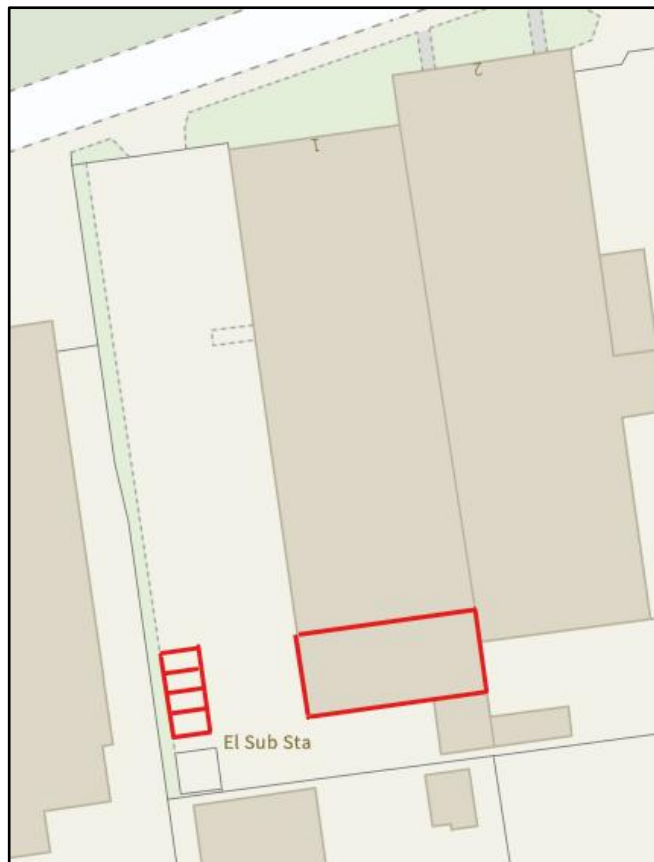
VAT

The property is elected for Value Added Tax (VAT).

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	117.2	1,261



USE CLASS

The property is deemed suitable for uses within Classes B2, B8 and Class E(g)(iii) – formerly light industrial.

NB: Motor Trade Uses will not be considered.

Legal Costs

Each party are to bear their own legal and professional costs.

EPC

A copy of the Energy Performance Certificate can be made available 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 all Tenants. Therefore, all proposals will be subject to the necessary checks.

Photos

The photos were taken in March 2026.

Plans

Any plans provided are for indicative purposes only.

Viewings

Strictly by prior appointment through sole agents:

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