

# A&D

FOSTER ROAD, ASHFORD BUSINESS PARK,  
SEVINGTON, **ASHFORD**, KENT TN24 0SJ

**UNIT D AVAILABLE  
FOR IMMEDIATE OCCUPATION**

**TWO SELF-CONTAINED  
INDUSTRIAL UNITS**

**11,272 AND  
19,914 SQ. FT.**

**TO LET**



Unit A



Unit D



Unit D



Unit D

# LOCATION

Units A & D are located on the western end of Foster Road just west of its junction with Barrie Road on the Ashford Business Park.

This is a mile south of J10, M20 and thereafter J10A. Ashford is one of Kent's designated growth centres and has a population in excess of 75,000 set to grow substantially over the next 20 years. Ashford is centrally located within Kent benefitting from excellent communications via the A20/M20 and mainline railway stations including Ashford International station, which gives direct access to continental Europe via Eurostar and London St Pancras within approximately 40 minutes.

The Ashford Business Park is a substantial established business park comprising a mixture of retail warehouses, industrial and warehouse accommodation with direct access via the A2070 to J10/10A of the M20.

For location click link or copy & paste to your browser  
<https://w3w.co/ocean.rice.com/plans>

Destination	Miles	Mins
Ashford	1.6	5
Channel Tunnel	11	15
Folkestone via M20	14	20
Maidstone via M20	22	35
Canterbury	16.5	36
Dover	21	26
M25 J3 via M20	39	49
M25 J5 via M20/M26	39	48
Central London	70	52
Gatwick	62	72





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# DESCRIPTION

Units A & D comprise two detached self-contained warehouse/industrial units constructed in approximately 1990. Unit sizes range from 11,272 - 19,914 sq. ft. totalling 31,186 sq. ft. Unit A is to be refurbished.

The units are of steel portal frame and clad externally with profile metal sheeting beneath a pitched metal clad roof incorporating roof lights. Office areas have full height glazing with powder coated aluminium frames. Loading access is via metal roller shutter doors with an eaves height of approximately 6m (5.5m to underside of haunch) rising to approximately 8m at the apex. Each unit has a 2storey office pod with WC facilities and open plan office areas. There is dedicated parking and goods loading areas to the front of each unit.



Unit D



Unit A



Unit D



Unit D



# ACCOMMODATION

Unit	Ground Floor Warehouse/Office	First Floor Office	Total	Rent PA(per sq. ft.)	EPC ★	Availability
A	10,441 sq. ft.	831 sq. ft. (plus mezzanine 1,168 sq ft)	11,272 sq. ft.	£125,000	To be assessed	TO BE REFURBISHED. AVAILABLE Q4 2025
D	18,493 sq. ft.	1,421 sq. ft.	19,914 sq. ft.	£200,000	To be assessed	<b>AVAILABLE</b>
<b>Total</b>			<b>31,1861 sq. ft.</b>			

# TERMS

The units are available to let individually or combined on new lease for terms to be agreed on a full repairing and insuring basis. The current tenant has now vacated the units which await refurbishment so early occupation can be agreed for individual units or combined.

## RENT

See below schedule.

## VAT

VAT will be charged on all payments to the landlord.

## SERVICE CHARGE

The landlord levies a service charge for the upkeep of the estate. Details available upon request.

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

The VOA website notes that the entry in the 2023 Rating List is Rateable Value £325,000 to cover all units.

## ENERGY PERFORMANCE CERTIFICATES

See below schedule.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## VIEWING

Strictly by appointment via the sole agents:-



Unit B



Unit H



Kevin Dempster

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### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

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