

OVER
40%
NOW LET



MACE LANE
INDUSTRIAL ESTATE

**REFURBISHED
INDUSTRIAL/
WAREHOUSE
UNITS**

5,448 – 44,986 SQ. FT.
(506.1 – 4,179.3 M²)

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 immediately



MACE LANE
INDUSTRIAL ESTATE



AVAILABILITY SCHEDULE

See below schedule. All floor areas are gross internal.

Unit No	Area sq m	Area sq ft	Rent per sq ft	EPC	Availability
Unit 1					
Warehouse	388.7	4,184	£7.95		Available
Office/Staff	135.6	1,460			
Total	524.3	5,643			
Unit 2					
Warehouse	383.5	4,128	£7.95		Available
Office/Staff	135.9	1,463			
Total	519.5	5,591			
Unit 3					
Warehouse	385.3	4,148	£7.95		Available
Office/Staff	140.4	1,512			
Total	525.8	5,660			
Unit 4					
Warehouse	465.5	5,011	£7.95		Available
Office/Staff	68.6	738			
Total	534.10	5,749			
Unit 5					
Warehouse	385.2	4,146	£7.95		Available
Office/Staff	140.0	1,507			
Total	525.2	5,653			
Unit 6					
Warehouse	386.1	4,156	£7.95		Available
Office/Staff	138.9	1,495			
Total	525.0	5,651			
Unit 7					
Warehouse	385.1	4,145	£7.95		Available
Office/Staff	134.3	1,446			
Total	519.4	5,591			

Unit No	Area sq m	Area sq ft	Rent per sq ft	EPC	Availability
Unit 8					
Warehouse	OCCUPIED				
Office/Staff					
Total					
Unit 9 & 10					
Warehouse	OCCUPIED				
Office/Staff					
Total					
Unit 11					
Warehouse	374.0	4,026	£7.95	C-(64)	Available
Office/Staff	132.2	1,422			
Total	506.2	5,448			
Unit 12					
Warehouse	OCCUPIED				
Total					
Unit 13					
Warehouse	OCCUPIED				
Office/Staff					
Total					
Unit 14					
Warehouse	OCCUPIED				
Total					
Unit 15 & 16					
Warehouse	OCCUPIED				
Office/Staff					
Total					



LOCAL AREA



**ASHFORD
DESIGNER
OUTLET**

**ASHFORD
INTERNATIONAL
TRAIN STATION**

**ASHFORD
TOWN CENTRE**

**HENWOOD
INDUSTRIAL
ESTATE**

M20

J9

LONDON

J10/10A

**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
phil.hubbard@sibleypares.co.uk
Ned Gleave - 07547 67262
ned.gleave@sibleypares.co.uk



Richard Turnill - 07764 476915
richardturnill@watsonday.com
Ciaran Dewar - 07523 171307
ciarandewar@watsonday.com

IMPORTANT NOTICE:

Sibley Pares and 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 Sibley Pares or Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.