

**FULLY
REFURBISHED**

Modern Industrial Premises
3,152 sq ft 293 sq m



UNIT
7

ST JOHN'S COURT
SEVINGTON
ASHFORD · KENT
TN24 0SJ

- ▶ Comprehensively refurbished throughout
- ▶ Close to Junction 10 of M20
- ▶ All main services are connected to the premises
- ▶ 3-phase (200 amp) electrical supply
- ▶ LED lighting
- ▶ Kitchen

To Let



LOCATION

Unit 7 is located at the rear of the estate off Foster Road on the Sevington Business Park which itself is located on the western side of the A2070 (Bad Munstereifel/Orbital Road), only a couple of hundred yards south of Junction 10 of the M20 motorway. These units were built in the 1990s and form part of a well-established complex with many units being used as trade counters.

Ashford, one of Kent's designated growth centres, 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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

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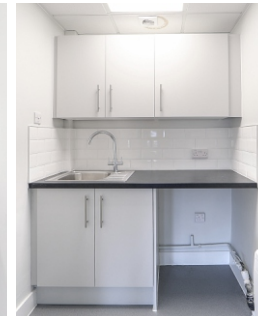
DESCRIPTION

To Let - Unit 7 is a comprehensively refurbished end of terrace unit of steel portal frame construction. There is an eaves height of approximately 5.8m rising to an apex of some 6.86m. The unit benefits from an up-and-over sectional loading door, a concrete floor, skylights within the roof, glazing to two elevations, Kitchenette/WC facilities and a 3-phase 200 amp electric supply. There is generous parking to front and rear.

Available area

The accommodation comprises the following approximate GIA areas:

| | | |
|-----------------|--------------------|--------------------|
| Unit - 7 | 3,152 sq ft | 292.83 sq m |
| Total | 3,152 sq ft | 292.83 sq m |



Comprehensively refurbished throughout



Ideal Trade Counter



Close to Junction 10 of M20



All main services are connected to the premises



Eaves height 5.8m



Generous Parking



3-phase (200 amp) electrical supply



LED lighting

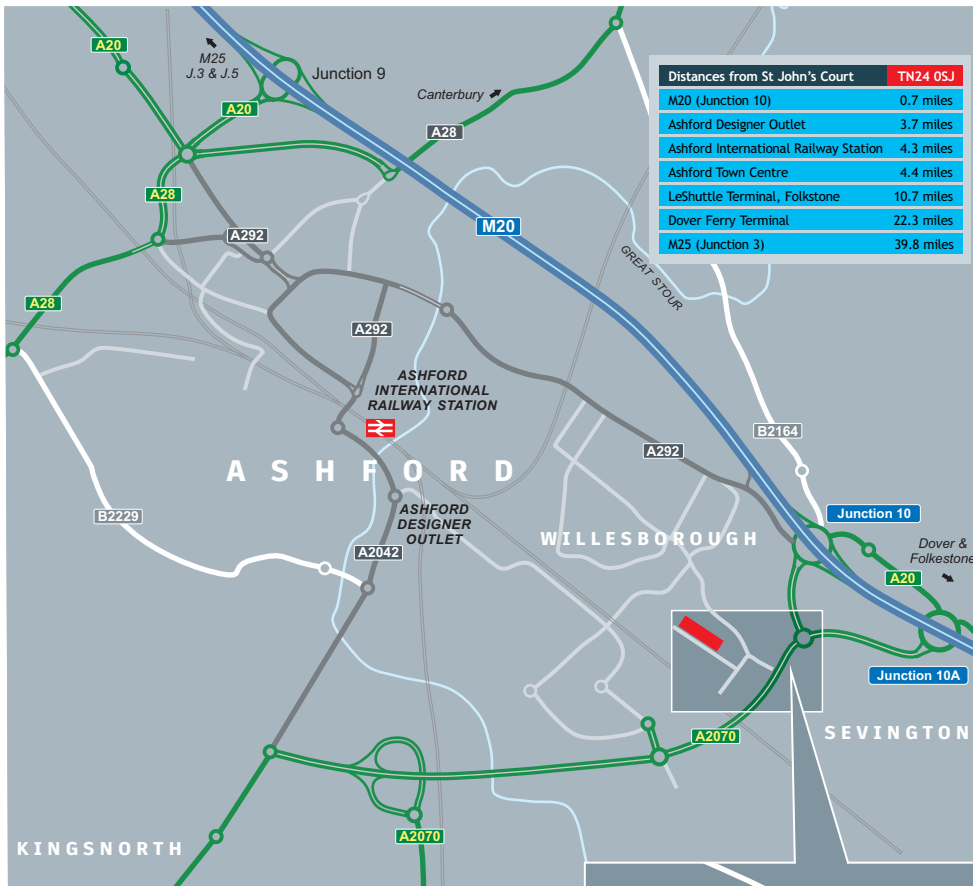


Kitchenette

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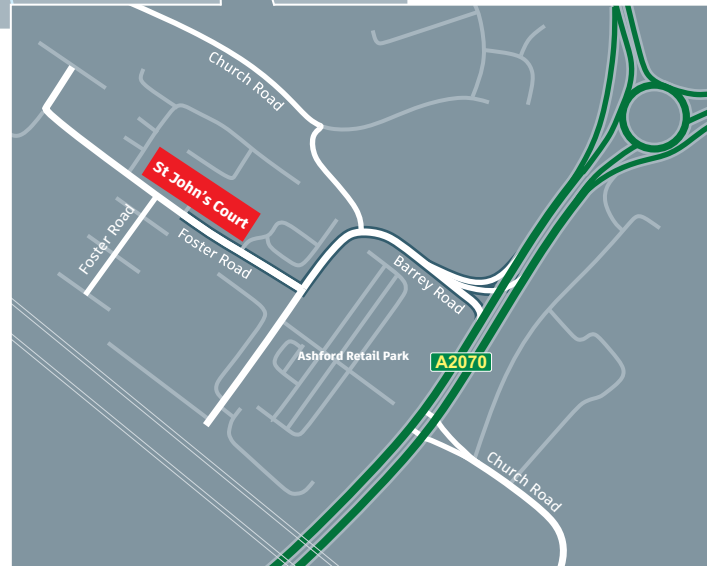
Terms: The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable.

Rent: Rent on application.

Service Charge: An annual service charge is payable towards the upkeep of the common parts of the estate.

Business Rates: The premises require re-assessment following the division of Units 6 and 7.

Energy Performance Rating: B(44).



Viewings & Further Information

Contact the joint sole agents:



01233 613900

Richard Stafford: 07770 827428
richard@staffordperkins.co.uk

Tom Booker: 07584 237141
tom.booker@ryan.com

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas are provided for guidance only, as are references to distances, maps and plans which are indicative only. August 2025