

Frith Business Centre

Frith Road, Aldington, Ashford TN25 7HJ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Popular Business Park in Picturesque Setting
- Fully Fenced Secure Site with Electric Gated Entrance
- Available on 'Flexible' Terms on 'All Inclusive' Rents
- Excellent Car Parking Provisions

Stores, Workshops, Offices
TO LET

From 18.6 m² (200 sq ft) approx.

LOCATION

The Business Park is located in Aldington, a picturesque and rural village around 4 miles south of Ashford.



DESCRIPTION

Set on a 2.6 acre, fully fenced site just a short drive from Ashford's Junction 10 of the M20, Frith Business Centre is a brick built set of light industrial units ideal for small to medium sized business workshops and trade merchants.

The accommodation comprises a mix of warehouse & workshop units on ground floor level, benefitting from the following:

- Individual, dry, brick built units
- Suitable for a variety of SME occupiers.
- Fully Fenced Perimeter with Electric Gate
- Electric and water connections
- Shared WC Block

Externally, the complex benefits from excellent car parking provisions on a first come first serve basis.

TERMS

The units are available to let by way of new 'rolling' agreements paid monthly in advance.

The rents are inclusive of a service charge for the upkeep and maintenance of the common parts of the estate.

ACCOMMODATION

The Business Centre has the following availability, floor areas, and quoting terms:

Unit	Area (m ²)	Area (sq ft)	Rent (£pcm)
1A	18.6	200	£500
1E	27.9	300	£675
1G	19.5	210	£550
2B	53.4	574	£1,150
7A	43.5	468	£895

BUSINESS RATES

The suites have been assessed as follows:

Unit 1A	Store & Premises	£3,150
Unit 1E	Store & Premises	£5,000
Unit 1G	Store & Premises	£2,900
Unit 2B	Store & Premises	£9,600
Unit 7A	Workshop & Premises	£7,900

Where eligible, Tenant's may benefit from Small Business Rates Relief. We encourage all interested parties to make their own enquires via the rates paying authority:

Ashford Borough Council
01233 330625
businessrates@ashford.gov.uk

DEPOSIT

A deposit equivalent to a minimum of one months rent will be held for the duration of the term.

USE

The units are deemed suitable for uses within B2, B8 & E(g)(iii) of the Use Classes Order.

EPC

Copies of the Energy Performance Certificates can be provided upon request.

FINANCE ACT 1979

VAT is not payable on rents.

PLANS

Any plans provided are for indicative purposes only and Tenants must satisfy themselves on the location of any boundaries prior to making any proposals.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any prospective Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment through agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281



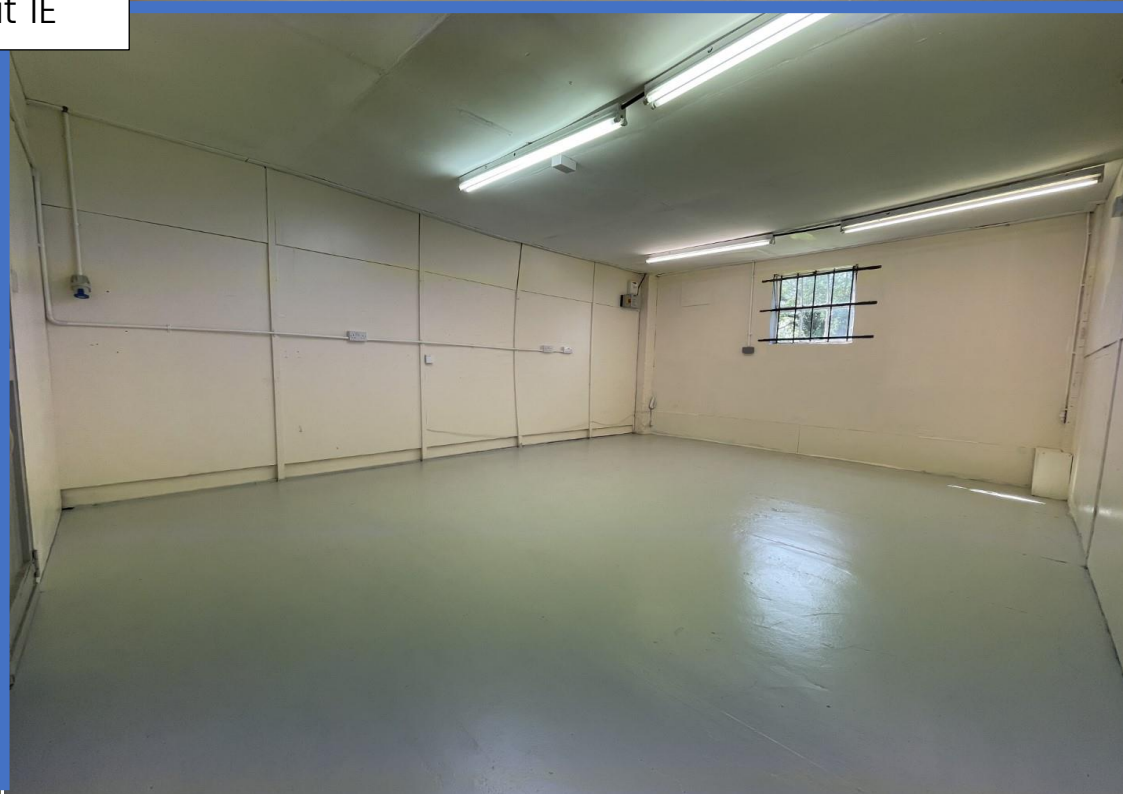


Unit 1A



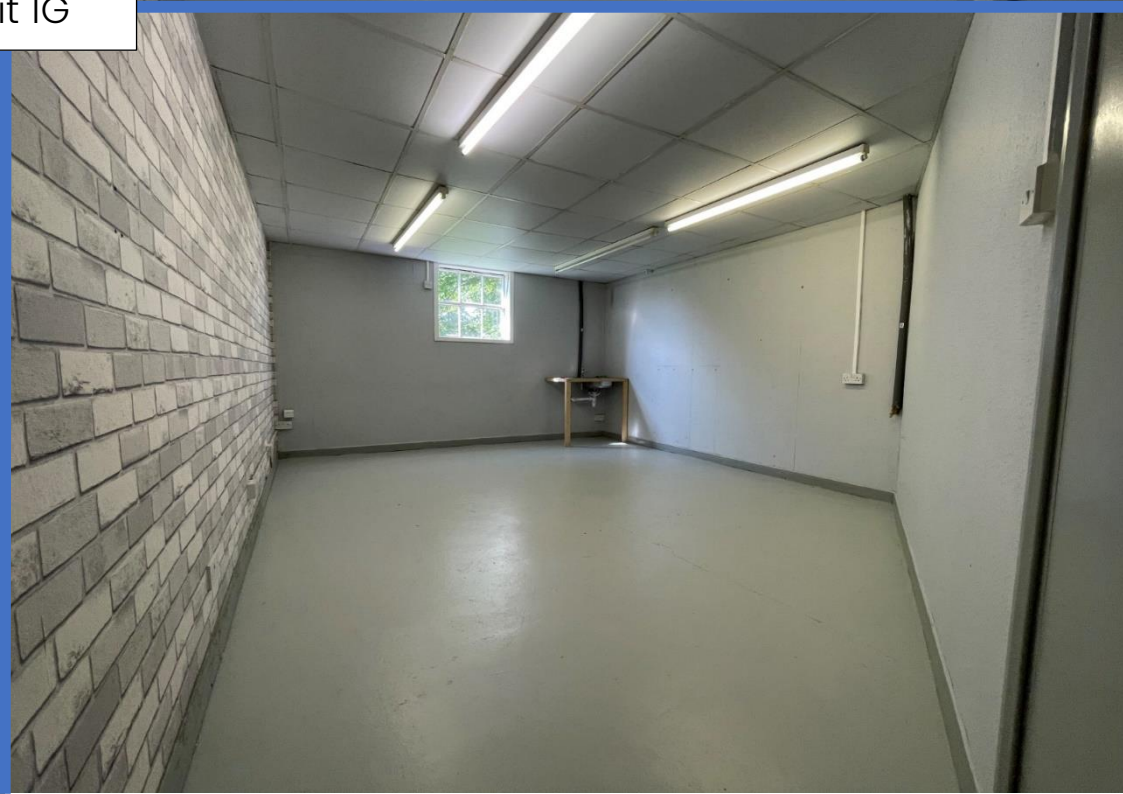
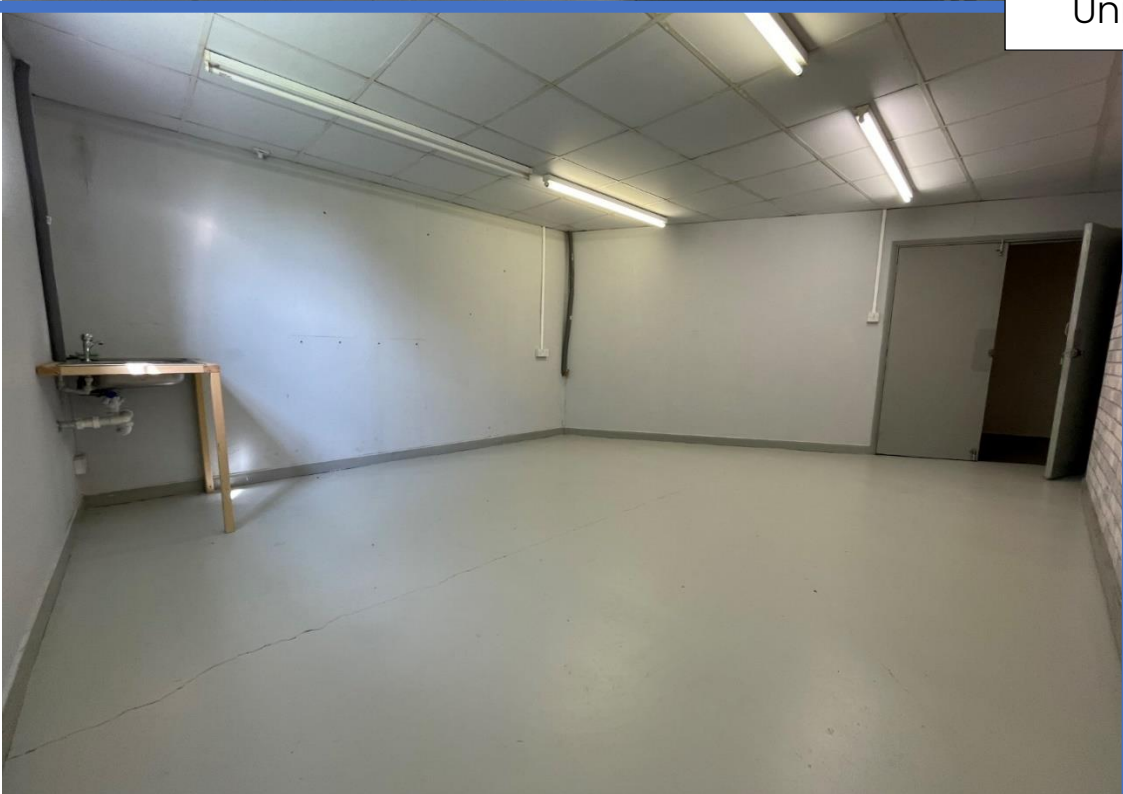


Unit 1E





Unit 1G





Unit 2A





Unit 7A









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