

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

**TO BE
REFURBISHED**

SELF-CONTAINED INDUSTRIAL UNIT

11,272 SQ. FT.

TO LET



LOCATION

Unit A is 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/plains>

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





DESCRIPTION

Unit A comprises a detached self-contained warehouse/industrial unit constructed in approximately 1990. Unit A is 11,272 sq. ft. and is to be refurbished.

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



Unit D



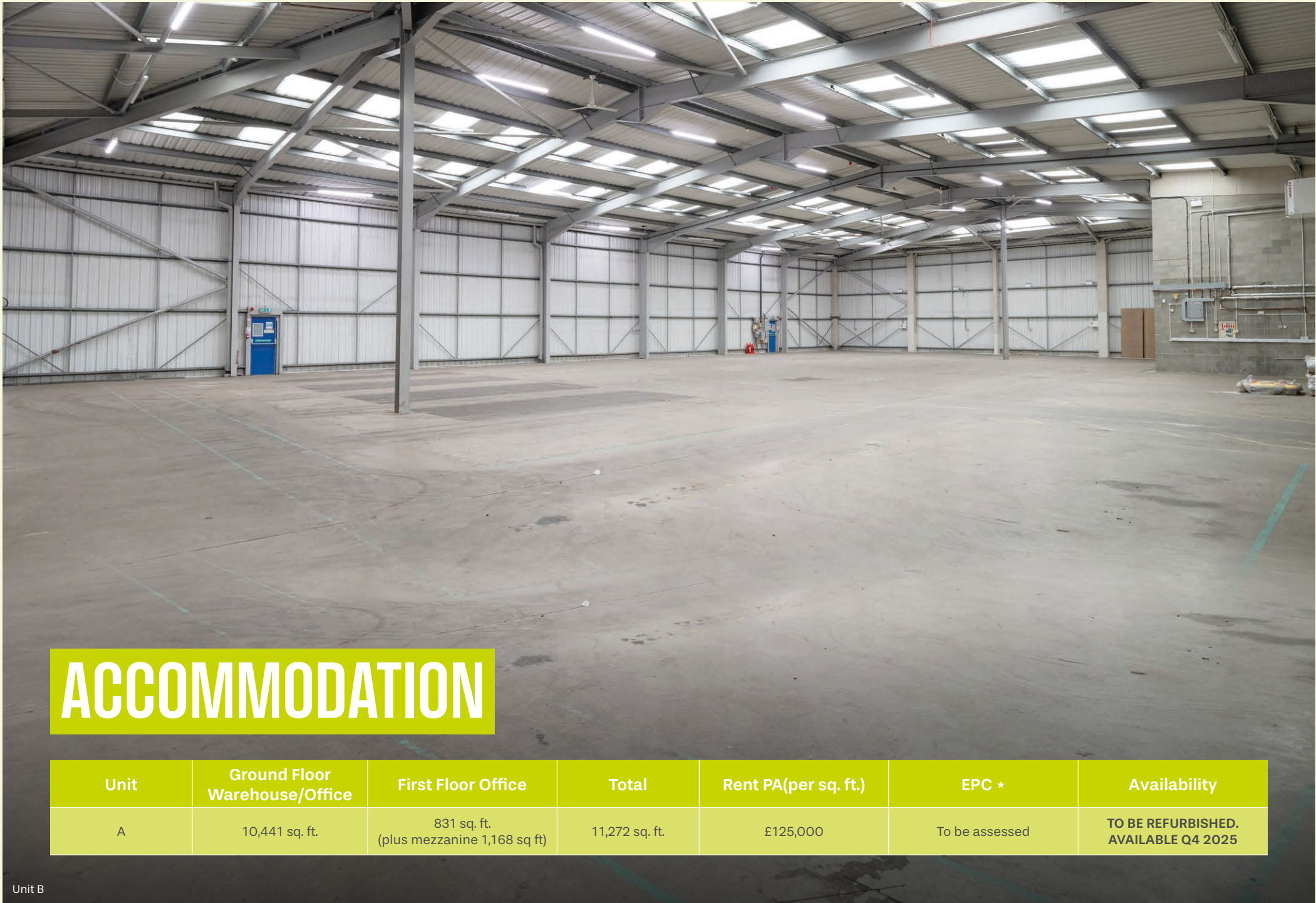
Unit A



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

TERMS

The unit is available to let on a new lease for a term to be agreed on a full repairing and insuring basis. The current tenant has now vacated the unit which awaits refurbishment.

RENT

£125,000 p.ae.

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 £78,000.

ENERGY PERFORMANCE CERTIFICATES

To be reassessed following refurbishment.

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

01634 668000

07860 504620

kevindempster@watsonday.com

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

September 2025

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