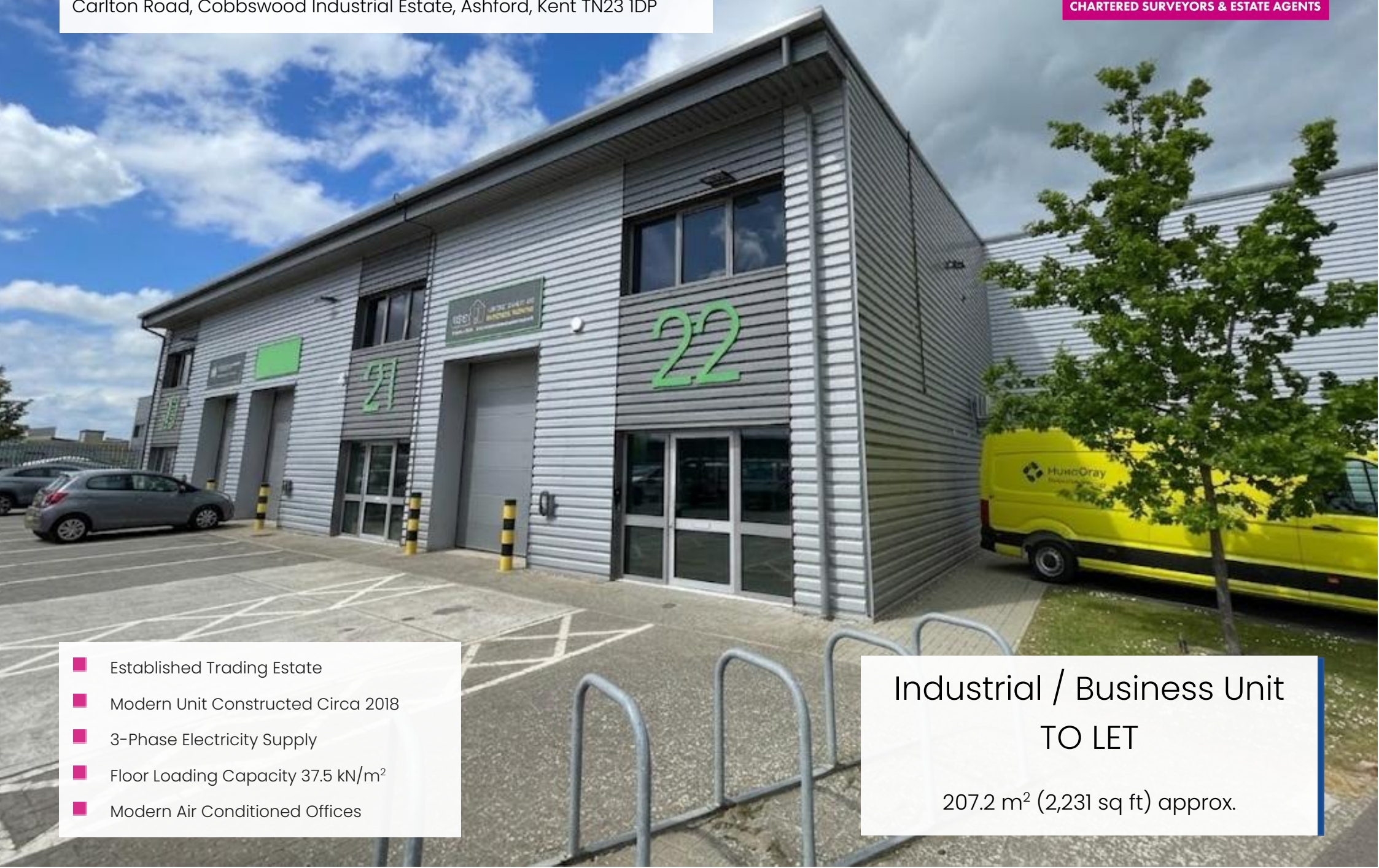


# Unit 22, Carlton Business Park

Carlton Road, Cobbswood Industrial Estate, Ashford, Kent TN23 1DP



- Established Trading Estate
- Modern Unit Constructed Circa 2018
- 3-Phase Electricity Supply
- Floor Loading Capacity 37.5 kN/m<sup>2</sup>
- Modern Air Conditioned Offices

Industrial / Business Unit  
TO LET

207.2 m<sup>2</sup> (2,231 sq ft) approx.

## LOCATION

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras in around 35 minutes.

Carlton Business Park is located on the Cobbswood Industrial Estate, an established and popular trading estate approximately half a mile west of Ashford town centre and J9 of the M20, comprising 28 modern units constructed circa 2018.

## DESCRIPTION

The property comprises a single storey light industrial/warehouse unit of steel portal frame construction, having insulated profile steel sheet cladding beneath a profile steel sheet roof incorporating translucent panels, which has been adapted by the installation of a part cover mezzanine floor.

The unit is arranged as mix of full height and under mezzanine storage areas with an additional stores and modern offices on mezzanine level, and benefits from the following specification:

- Air Conditioning
- Electric Security Shutter Door
- Up and Over Roller Shutter Door
- Connected to All Mains Services
- 3-Phase Electricity
- Floor Loading Capacity of 37.5 kN/m<sup>2</sup>
- Modern Offices
- Excellent Natural Light

Externally, the unit benefits from parking and loading on the hard standing to the front.

In addition, there are 8 visitor parking spaces opposite that are available on a first come first serve basis.

## ACCOMMODATION

The property has the following approx. floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Warehouse & Stores	122.3	1,317
	Stores & Staff	57.0	614
	Office	27.9	300
Total		207.2	2,231

## TERMS

The unit is available to let by way of new a Full Repairing & Insuring Lease for a term to be agreed.

## RENT

Our client is seeking a rent of £25,000 per annum (exclusive).

## BUSINESS RATES

According to the Valuation Office Agency, the property has been assessed as follows:

Warehouse, Office & Premises: £23,250

Using the 2026/27 Small Business (Non Retail) Multiplier of £0.432p, the rates payable would be £10,044 before any relief schemes.

## SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The allocation for Unit 22 is currently £1,222.

## INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium, currently circa £330 for the year.

## DEPOSIT

A deposit equivalent to a minimum of 3 months' rent will be required.

## USE CLASS

The units are suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii) – Formerly B1.

NB: Motor Trade uses will not be considered in this location.

## EPC

A copy of the assessment can be provided upon request.

## PLANS

Any plans and photos are for identification purposes only.

## PHOTOGRAPHS

The photos were taken in May 2026.

## FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rates.

## COUNCIL PROFESSIONAL FEES

The incoming Tenant is to pay £250 for the cost of preparation of the lease documentation.

## MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all offers will be subject to the necessary checks.

## VIEWINGS

By appointment via Sole agents Sibley Pares:

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

Sibleypares.co.uk









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