

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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www.staffordperkins.co.uk

Westgate Industrial Estate, Newchurch,
Romney Marsh, Ashford, Kent, TN29 0DZ



**RURALLY LOCATED INDUSTRIAL/WAREHOUSE ACCOMMODATION
WITH GENEROUS HARDSTANDING**

TO LET

- 4,500 sq ft to 35,000 sq ft
- Available as a whole or can split
- New lease/immediate availability
- Generous hardstanding
- 3 Phase electricity

Rent Sought:
From £25,000 - £70,000
Per Annum Exclusive, plus VAT

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

The Westgate Estate is located on the northern side of the street on the eastern side of the village of Newchurch, a small village of some 300 inhabitants which is located in the heart of the Romney Marsh, approximately 4 miles north of New Romney and 7 miles south west of Ashford. Whilst this is not considered an ideal location for premises of this nature, it is now well established and access is vastly improved by the A2070 Ashford - Brenzett trunk road which is some 3 miles to the west and gives direct access to Ashford and the motorway network.

Ashford has a population of approximately 85000 inhabitants, is centrally located within the County and benefits 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 now only 38 minutes distant via HS1.

DESCRIPTION

This site of approximately 4 acres is roughly rectangular in shape. Our client occupies part himself; however there is approximately 35,000 sq ft of surplus accommodation available along with some generous concrete hardstanding. Externally there are large areas of concrete hardstanding which can be included with the various units. The site benefits from fire/intruder alarms and 24/7 monitored CCTV and there is a service charge payable for the upkeep and maintenance of the common areas on the estate. Please note - there is a planning condition that restricts the trading hours on site to Monday – Friday 8:00am – 5:30pm and Saturdays 9:00-12:30pm, other than for maintenance, cleaning and office work. Further details available upon request.

ACCOMMODATION

Unit 3 – Part of Double Warehouse

Warehouse	5,880 sq.ft.
Mezzanine	422 sq.ft.

Unit 4 – Northern Warehouse

Warehouse	3,936 sq ft
Mezzanine	3,400 sq ft

Unit 5 – Middle Warehouse

Warehouse	13,133 sq ft
Mezzanine	3,771 sq ft

Units 6 & 7 - Southern Warehouse

Ground Floor

Warehouse	3,969 sq ft
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First Floor

Office	534 sq ft
Storage	384 sq ft



SERVICES

Mains water and electricity, including a 3 Phase supply are connected to the premises. Drainage is via a private system.

RENTS	BUSINESS RATES
New FRI leases are available at the following rents: (all plus VAT)	The rateable value of each unit is listed below.
Unit 3 - £30,000 per annum	Unit 3 - £23,250 (UBR 49.9p)
Unit 4 - £25,000 per annum	Unit 4 - £21,750 (UBR 49.9p)
Unit 5 - £70,000 per annum	Unit 5 - £58,000 (UBR 51.2p)
Units 6/7 - £25,000 per annum	Units 6/7 - £19,250 (UBR 49.9p)

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The units are within 4 main buildings which currently have EPC ratings in Band C or Band D. Full reports available.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.