

Industrial warehouse unit For Sale

CORE COMMERCIAL



Hilton Road
Cobbs Wood Industrial Estate

ASHFORD

Kent TN23 1DZ

Location:

Ashford is situated approx 56 miles south-east of central London. The property is on the junctions of Hilton Road with Chart Road and Brunswick Road, 1 mile from Ashford town centre and International Railway Service and only 1 mile from junction 9 of the M20.

Description:

A detached portal framed industrial / warehouse building with ancillary offices on a self contained, fenced site.

Asbestos cement roof & cladding with roof lights. 3 phase power, concrete floors and electric roller shutter doors. Eaves heights mostly 24ft reducing to 14ft.

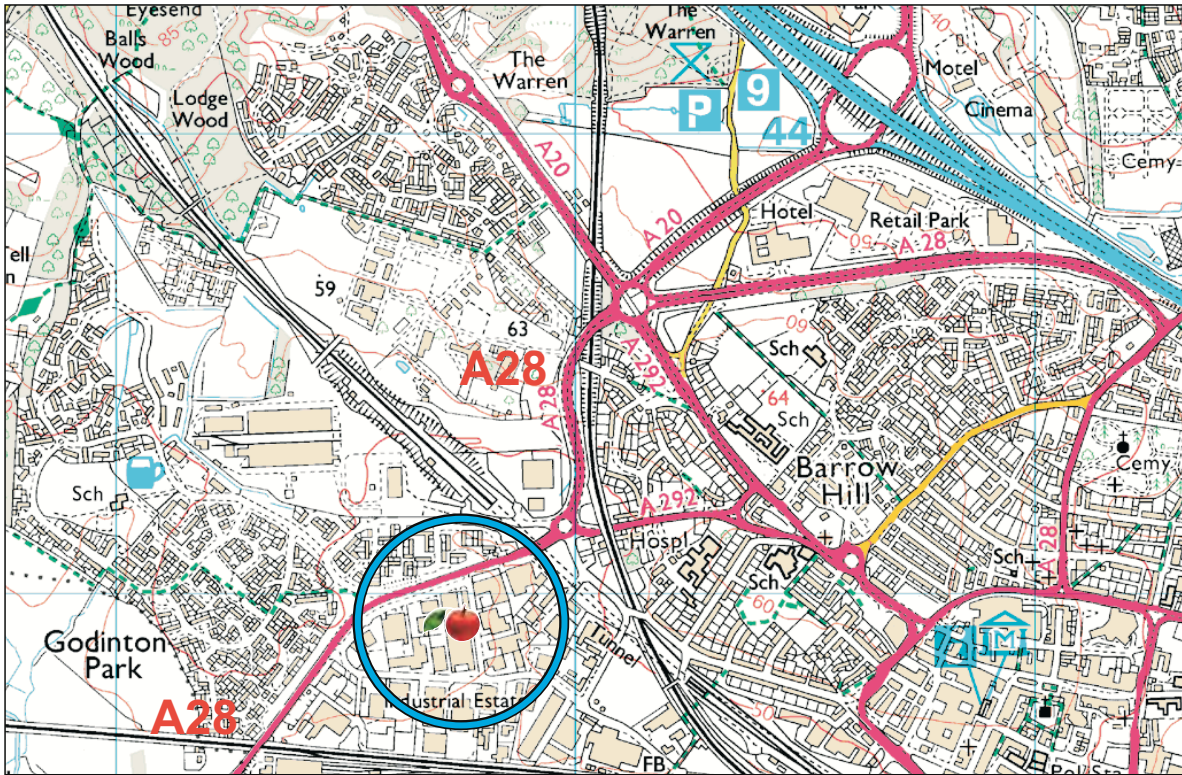
Office building has carpeting, central heating, suspended ceilings, perimeter trunking and double glazed windows.

A28 Chart Road

48,000 sqft



These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.



Floor Areas:

Ground floor Production	40,023
Ground floor offices/stores	7,941
Total	47,964 sqft
	(4,456 sqm)
First floor storage	19,072
The site area is approx	1.84 acres.

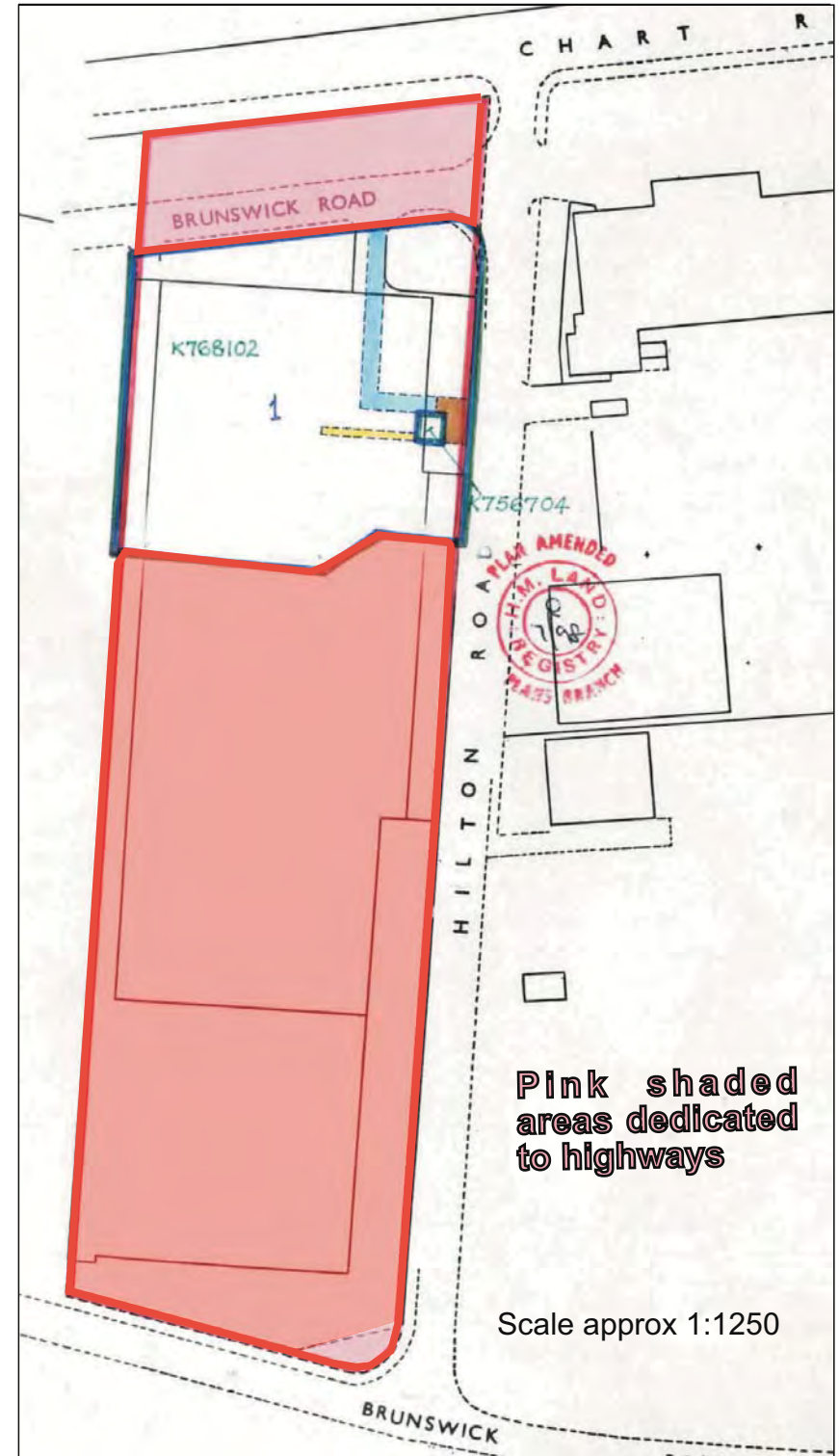
Terms:

For sale at **£1,495,000** plus VAT, subject to contract. Rates Payable 2016/17: £98,406 Rateable value: £198,000

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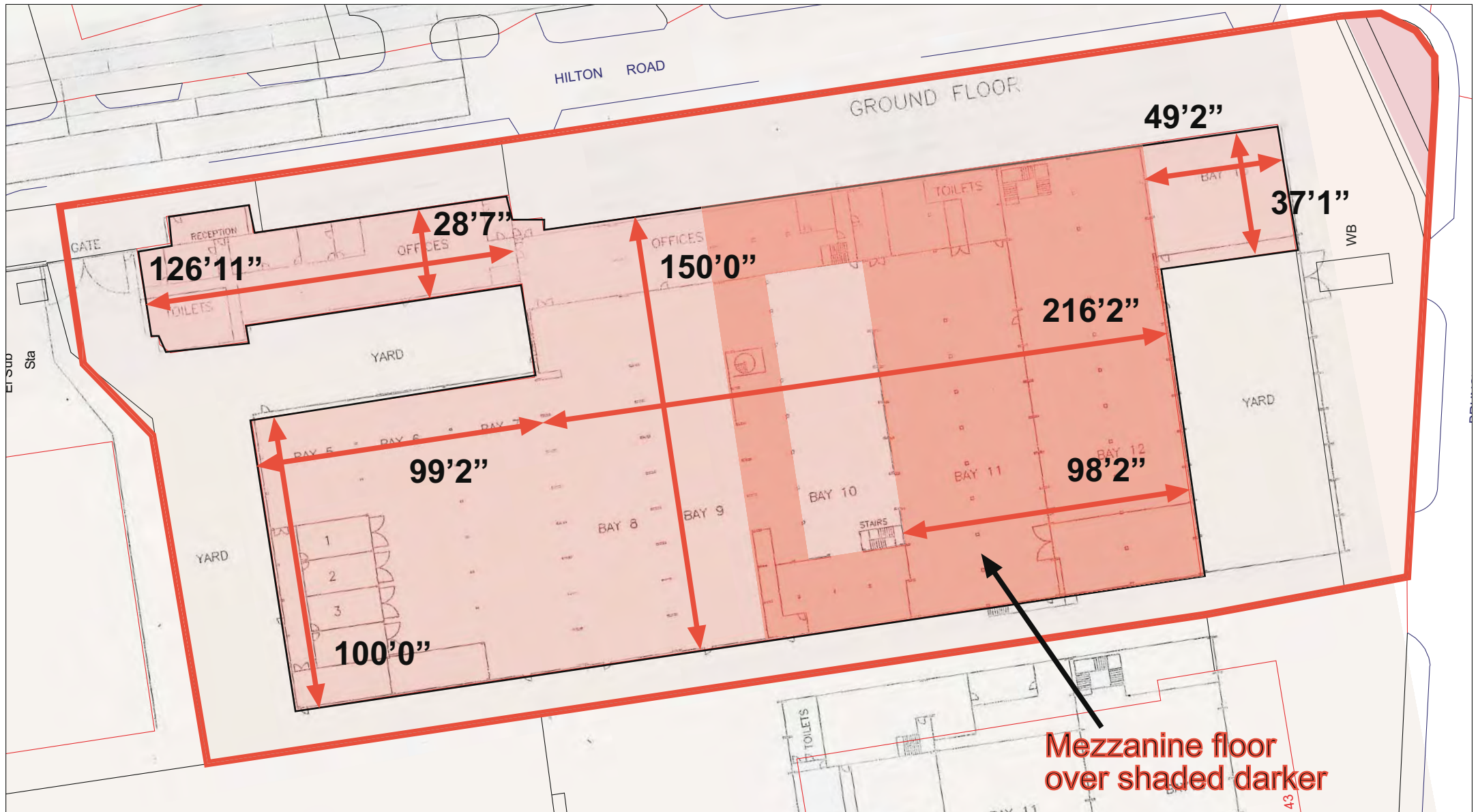
David Marriott
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Neil Mason
Neil@CoreCommercial.co.uk
Stephen Smith
Stephen@CoreCommercial.co.uk



Pink shaded areas dedicated to highways

Scale approx 1:1250

Houchin site, Hilton Road, ASHFORD



Measurements approximate. Plan not to scale