

Industrial Investment For Sale

£575,000
12.5% rising 14.6%
£27.40 per sqft

Unit 7, Henwood Industrial Estate

ASHFORD

Kent TN24 8DH

Location

Ashford lies off junction 9 of the M20 between Maidstone and the Channel Tunnel & coastal ports.

The property lies midway between junctions 9 and 10 of M20, on the established Henwood Estate within 1 mile of the town centre shops and international passenger station.

Description

An industrial warehouse property of steel portal frame construction with two storey offices to front. Eaves height 13'7" (peak 18'7"). 3 phase power. Four loading doors. Secure concrete yards.

Unit 7a (Vehicle & MOT workshop)

GF	8 103	
FF	360	8 463

Unit 7b (Furniture manufacturer)

GF	7 401	
FF	478	7 879

Unit 7c (Store)

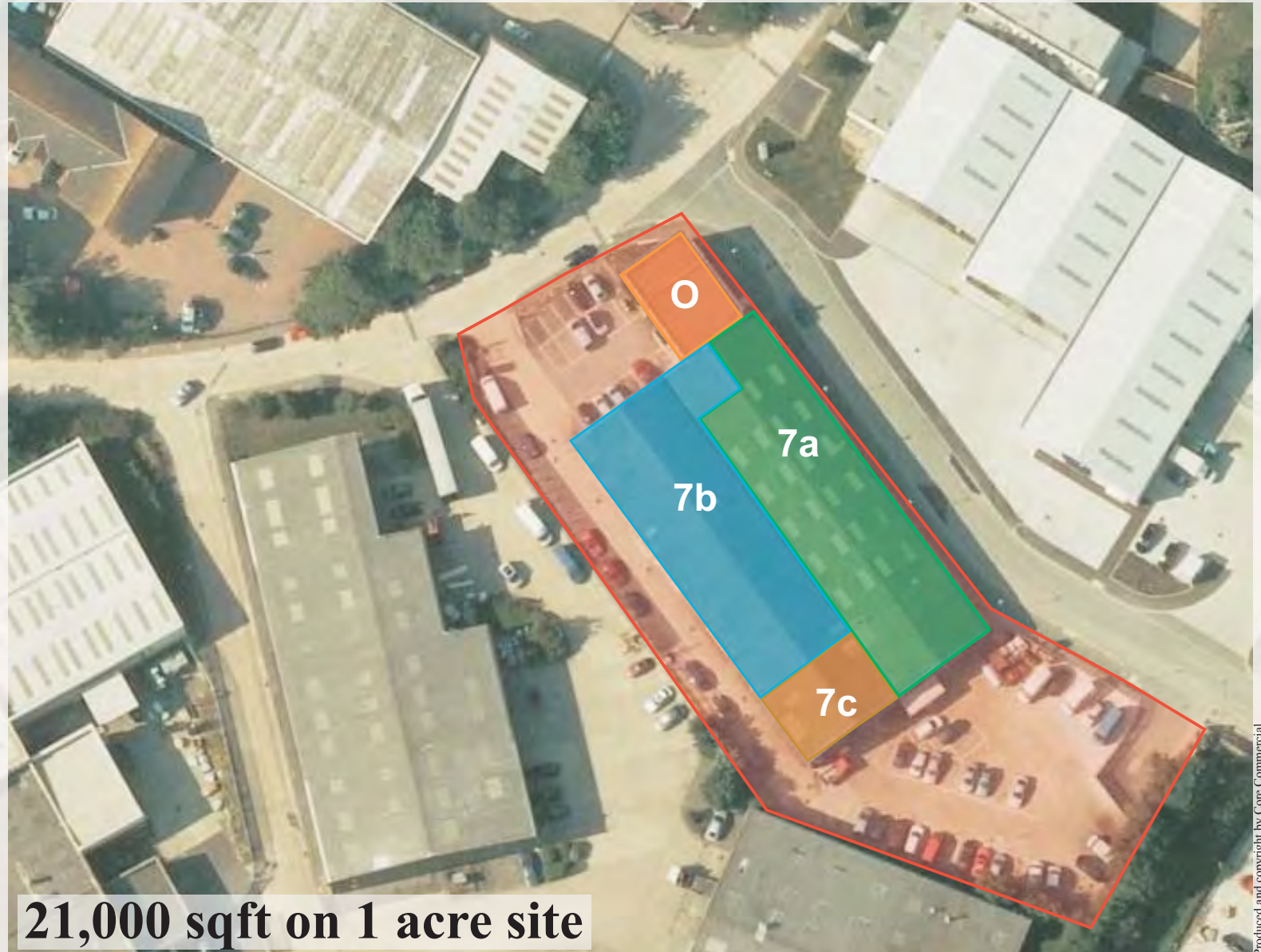
GF		1 652
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Offices (Vacant)

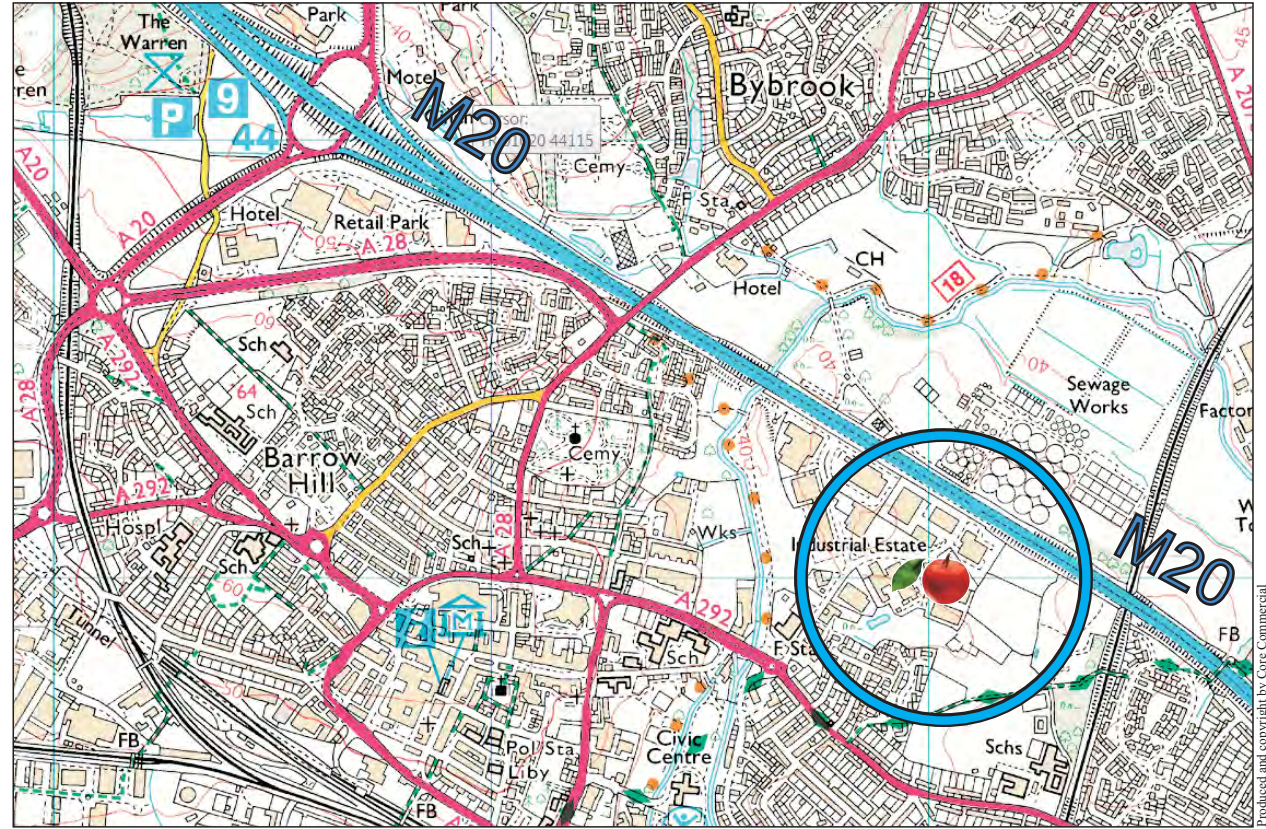
GF	1 500	
FF	1 500	3 020

(1,952 sqm) **21 014 sqft**

Site area approx. 1.06 acre (45.5% cover)



21,000 sqft on 1 acre site



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

Lettings

The property is currently to 3 tenants producing **£72,000** per annum. All lettings are on full repairing and insuring leases, subject to schedules of condition, outside the 1954 Act.

Unit 7a let to Alan Hayward Joinery Limited for a term expiring on 20/07/2015 at **£35,000** pa (£4.13 psf).

Unit 7b is let to Dinneck Limited for a term expiring on 01/04/2015 at **£30,000** pa. (£3.80 psf).

Unit 7c is let to Eric Parsons for a term expiring on 01/04/2015 at **£8,000** pa. (£4.84 psf)

The offices are currently vacant. ERV **£12,000** pa (£4 psf gross internal)

Terms

For sale at **£575,000** plus vat, subject to contract. This shows a gross initial yield of 12.5% rising to 14.6% upon the letting of the offices or £27.40 psf. Investment to be sold as "TOGC" so no vat payable. Stamp duty payable on base price only.

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Unit 7a



Yard to unit 7c



Office reception



Unit 7b

