

WAREHOUSE/ Industrial unit

For sale freehold

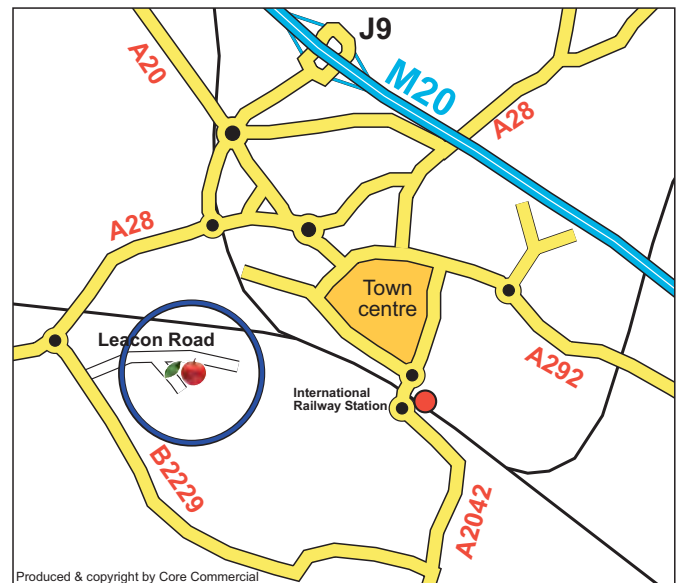
Unit 3, Stag Enterprise Park
Fairwood Industrial Estate
ASHFORD Kent TN23 4TU

4,000 sqft

Location

Ashford lies off junction 9 of the M20 between Maidstone and the Channel Tunnel & coastal ports. It is designated as one of the major growth areas of the south east.

Fairwood is about a quarter of a mile southwest of the town centre and about a mile from junction 9 of M20 motorway. The property is situated off the B2229 Brookfield Road close to its junction with the A28



Description

A modern mid terraced industrial & warehouse unit built in 2005 currently fitted out as a showroom. Steel portal frame construction. Office/reception to ground floor & kitchen point. All mains services. Roller shutter and personnel access doors. Double glazed windows at ground and first floors. Strip lighting & heating. 3 phase power. Height 17ft minimum rising to 24 ft. B1 light Industrial, B2 general industrial and B8 storage & distribution uses. Gross internal floor areas:

Ground	Warehouse	1,743	
	Reception / office	<u>422</u>	2,165
Mezzanine			<u>1,841</u>
	Total	4,006 sqft	
		(372 sqm)	

7 car parking spaces plus loading area

Terms

Freehold £295,000 freehold subject to contract. May let. Rates payable £9,743 pa for 2011/12 - (Rateable Value £22,500)

Contact

David Marriott or Neil Mason on **01892 834483**

www.CoreCommercial.co.uk



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