



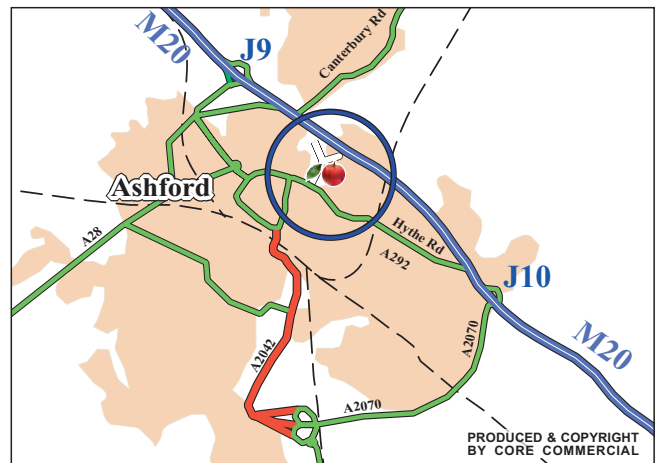
Factory / Warehouse & Coldstore

To let (or may sell)

12,000 to 80,000 sqft on 3.5 acres

Low rent!

Orchard House
Henwood Road
ASHFORD Kent TN24 8DH



Location

Ashford lies off junctions 9 and 10 of the M20 between Maidstone and the Channel Tunnel & coastal ports. The property is on the established Henwood Industrial Estate with easy access to junction 10 of M20 motorway.

Description

A factory, warehouse & coldstore with associated offices. Mains gas. 3 phase electricity (upto 5,000 kva). CCTV and Redcare alarm. Warehouse (can be cold store) height 42'7" and 27'6". Storex automatic moving racking.

Factory	Ground	32,390	
	First	10,360	
Offices		7,940	50,690
Warehouse 1		12,170	
Warehouse 2 (cold store)		16,420	28,590
3.5 acre site		79,280 sqft	
		(7,365 sqm)	

Terms

To Let on flexible terms or for sale as a whole at £4.5 million, subject to contract.

Factory & offices To let at £177,500 pa (£3.50 psf). Rates payable 2011/12 - £70,579 (RV £163,000).

Warehouse (& cold store) to let at £141,520 pa (£4.95 psf) Rates payable 2011/12 - £70,254 (RV £162,250).

Contact

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

www.CoreCommercial.co.uk

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

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