

Refurbished

# Factory / Warehouse units

For sale freehold (or may let)



Units 1 & 2, Javelin Enterprise Park  
Henwood Industrial Estate

**ASHFORD** Kent TN24 8DH

## 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.

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

**Unit 1 vacant & unit 2 let  
pending purchasers  
future expansion**

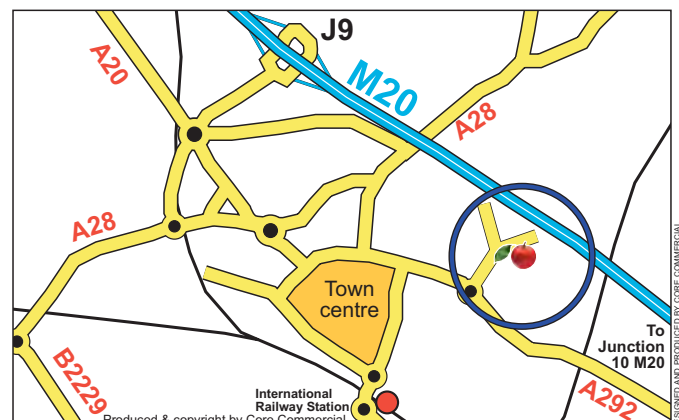
**5,000 - 10,000 sqft**



## Description

A new high quality refurbished factory & warehouse with office. Unit provides clear span portal frame, three phase power, up and over loading doors, lined profiled steel cladding. Offices provide teapoint, toilets, 3 compartment trunking, fire alarm, suspended ceilings, electric heating/cooling and cat II lighting:

1	Warehouse / factory	3 789	
	Loading canopy	(910)	
	Office	<u>1 076</u>	
	<b>13 car parking spaces</b>		<b>4 865 sqft</b>
2	Warehouse / factory	4 785	
	Loading canopy	(910)	
	<b>12 car parking spaces</b>		<b>4 785 sqft</b>
			<b>9 650 sqft</b>
			(900 sqm)



## Terms

For sale freehold or may let. Available NOW individually or combined

Unit 2 is let to Benfleet Forwarding on a 5 year lease outside 1954 Act with a tenant break at end of second year thereby allowing for the future expansion of a purchaser buying both units.

## Contact

David Marriott or Neil Mason on

**01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

or joint agents Taylor Riley 01233 500848



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