

# Warehousing To Let



**Units A & B St. James  
Business Park, Henwood**

## 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 on the M20 motorway.

### Description

Fully racked high bay warehousing, former cold stores. 3 phase power. Dock loading with potential for level loading. Sodium lights.  
Store A: (height 27'6") Fitted with 1,500 pallets (1,500 tons) racking. Store B: (height 42'7") Fitted with 3,684 pallets (3,684 tons) heavy duty automatic moving racking.

Warehouse A	9,886
Warehouse B	15,710
Loading	1,150
First floor offices	1,090
Total	<b>27,836 sqft</b>

### Terms

To let on a new lease from **£5.95 per sqft.** (£6.50 psf subdivided) Rates payable for 2017/18 £25,387 (A) and £40,236 (B) pa (Rateable Values £53,000 and £84,000).

**10,000 to 28,000 sqft**







Warehouse B with Storax automatic racking

