

Warehouse Estate For Sale



CORE COMMERCIAL

**The Westgate Estate
The Street**

NEWCHURCH

Ashford

Kent TN29 0DZ

Location

Newchurch lies about 60 miles Southeast of London and 7 miles south of Ashford. The property is in a rural position on the edge of the village.

Description

The property comprises two steel framed warehouses with offices on a secure estate of 3.7 acres. B8 Storage and distribution use. Air conditioning & heating. Steel security fence, bollards and gates. 5 loading doors. 3 phase power. Clear height 15'2" to 19'9". Oil fired heating. Additional 6,713 sqft of mezzanine floors. Mostly concrete hard standing.

Accommodation

Building 1			
Warehouse	11 717		
Offices	<u>3 214</u>		14 931
Building 2			
Warehouse	17 520		
Offices	<u>3 644</u>		21 164
Out buildings			<u>536</u>
			36 631 sqft
			(3 403 sq m)

Site are 3.7 acres



Terms

Freehold £1.75 million (£48 per sqft)

Subject to contract. The property is NOT elected for VAT. Rates payable 2018/19 £64,090 (Rateable Value £130,000)

**36,631 sqft
on 3.7 acre site**




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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.

Building 1



Building 2

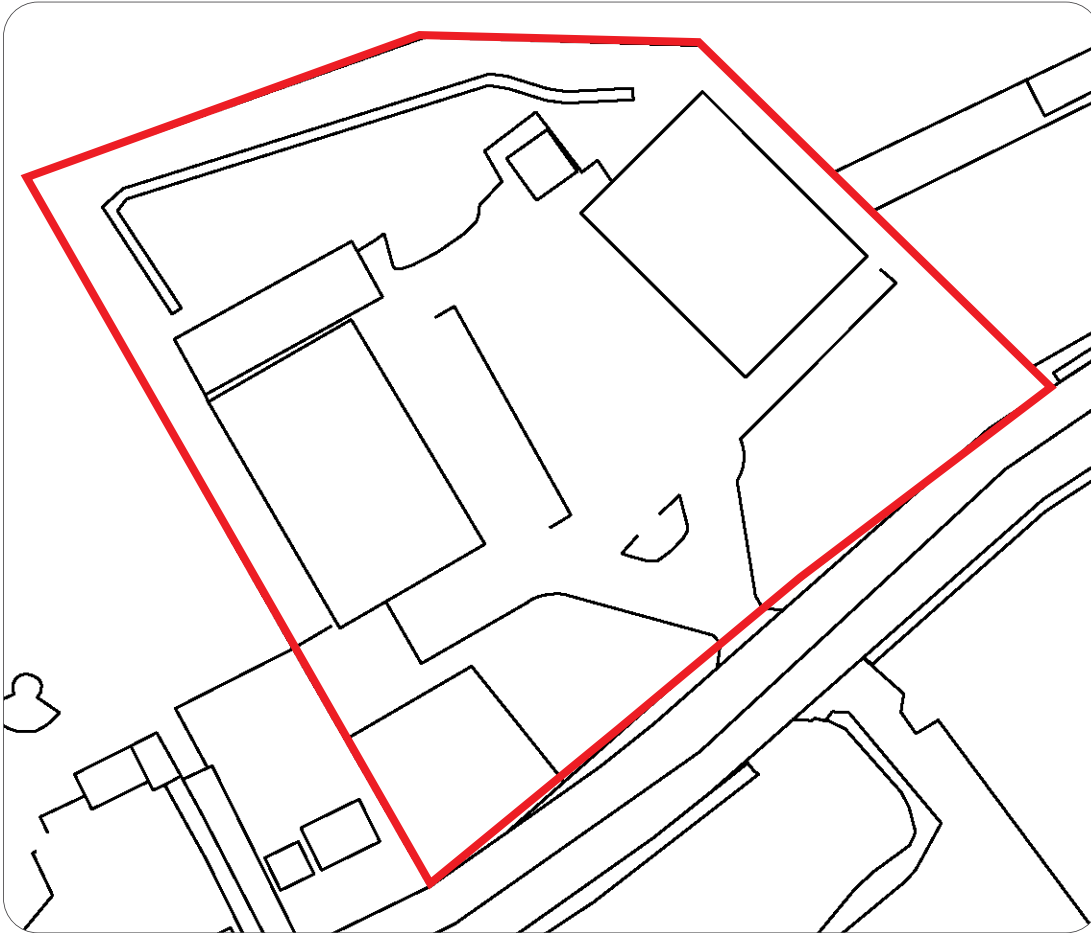


Office 1



Warehouse 2

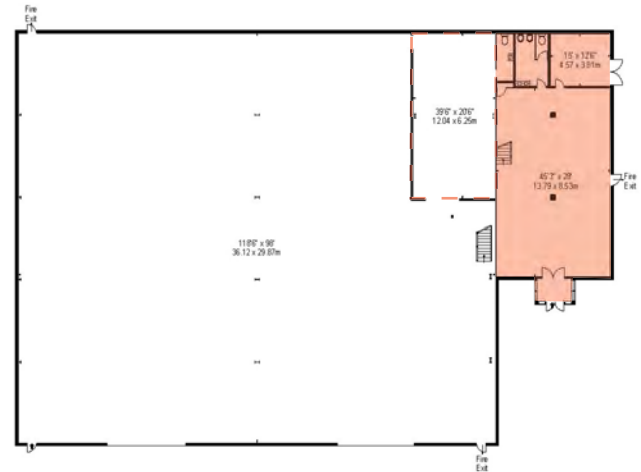




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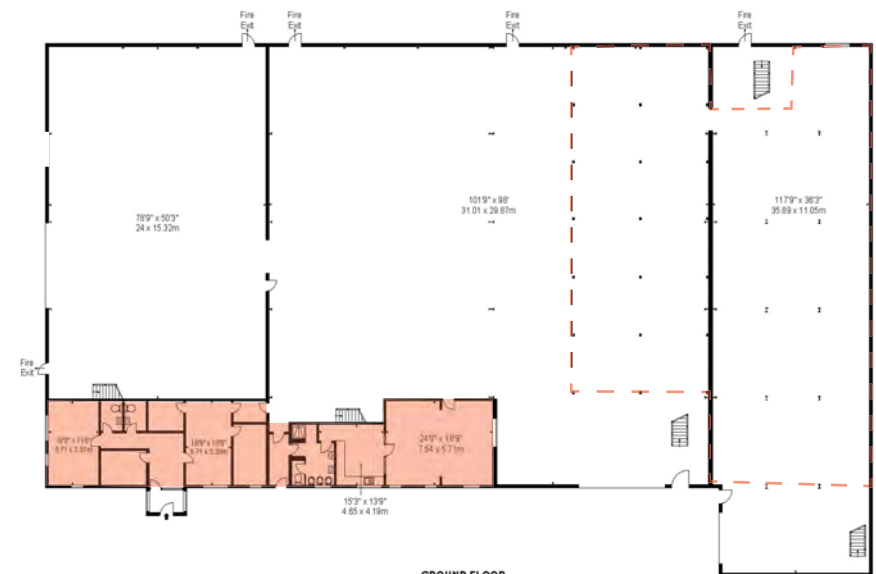
Not to scale

Building 1



GROUND FLOOR

Building 2



GROUND FLOOR

Concept plans

