

Workshop & Yard To Let

CORE
COMMERCIAL
01892 834483



Unit 7
100 Ellingham Way

ASHFORD

Kent TN23 6LZ

Location

The property is located on a well-established mixed-use industrial park 2 miles south of the town centre. Junction 10 of the M20 is 2.8 miles away via the dualled A2070.

Description

An industrial unit of steel portal frame construction, profiled clad elevations, pitched insulated roof with roof lights. Internally there is a workshop plus offices on two floors. Eaves height of 17'2" (21'10"), high bay lighting, 3 phase power, 4 roller shutter doors. Fully concreted and fenced self-contained site of approx. **0.60 Acre** including external dedicated car parking.

Workshop	3,545	
Ground Offices	1,948	
First Offices	1,944	
Mezz Store	1,445 sqft	8,882 sqft

Secure yard 17,200 sqft

Terms

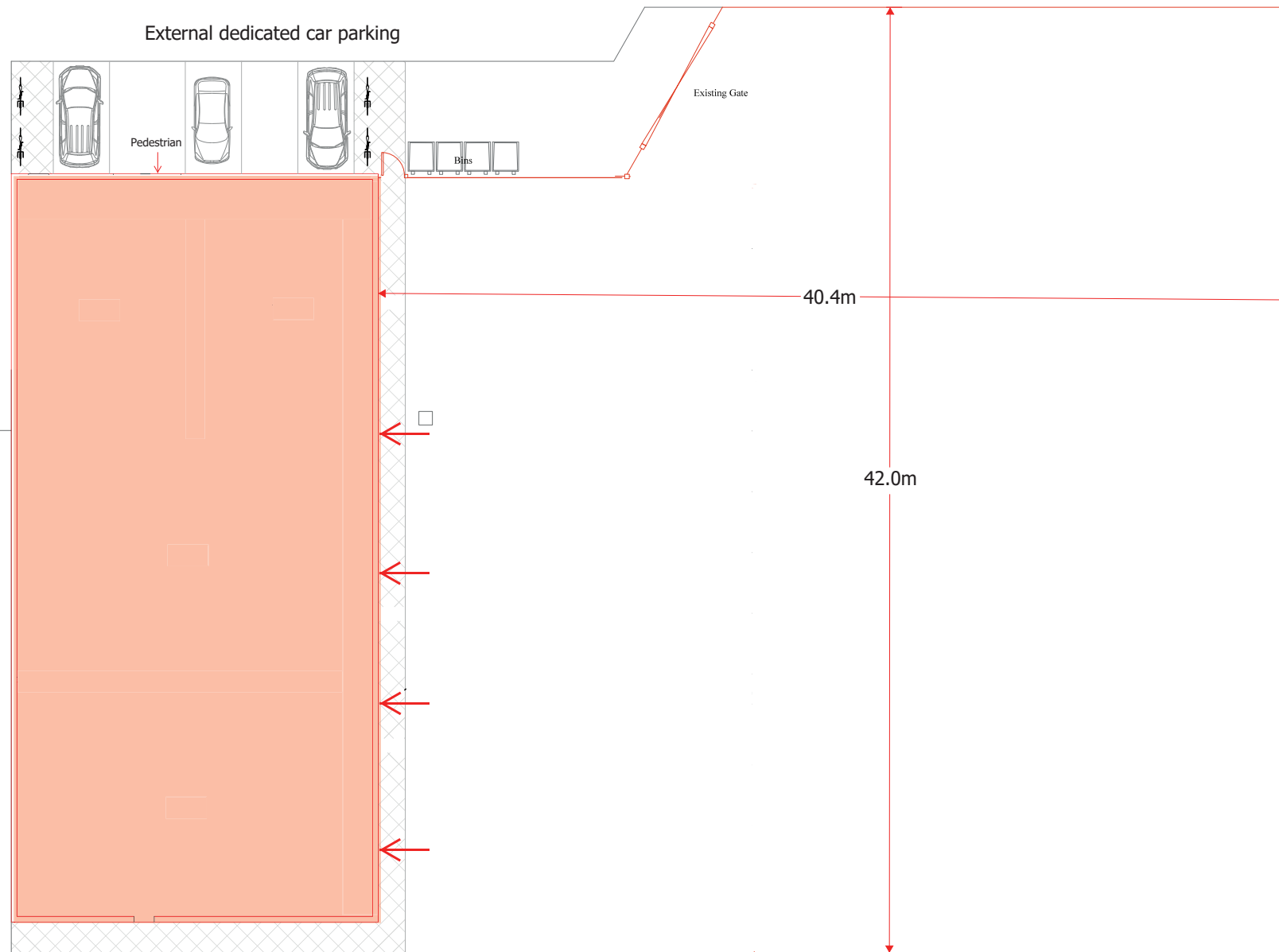
To Let on a new lease at **£90,000** per annum, plus VAT. Rates payable £18,463 pa for 2021/22. (Rateable Value £37,000).

Undergoing Refurbishment

8,882 sqft
on 0.60 acre



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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