

# Industrial / Warehouse / Trade unit To Let or For Sale



Unit 2, Stag Enterprise Park  
Leacon Road

## ASHFORD

Kent TN23 4TU

### Location

Located 0.6 mile southwest of the town centre and International Railway Station and about 1 mile from junction 9 of M20 motorway.

### Description

A prominent end of terrace industrial & warehouse unit built in 2005. Steel portal frame construction. Ground & first floor offices with heating & kitchen point. All mains services. Glazed trade / office doors. Sectional up and over doors. Double glazed windows. Sodium lights. 3 phase power. Height 19'9" ft rising to 24'11". B1 light Industrial, B2 general industrial and B8 storage & distribution uses.

Ground Floor / Warehouse	2,940
First Floor Offices	748
Total	<b>3,690 sqft</b>

### Terms

To let at **£26,000** pa or for sale, offers in excess of **£400,000** plus VAT. Rates payable £11,568 pa for 2014/15 - (Rateable Value £24,000)



# 3,690 sqft



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