



Rent £2.95 per sqft!

cobbs wood industrial estate

6/7 Hilton Road, Ashford, Kent TN23 1EW

Industrial/warehouse buildings
available to let as a whole or in three
separate units:

Unit A - 15,258 sq ft

Unit B - 6,558 sq ft

Totalling 21,816 sq ft



- Prominent position on A28
- Suitable for alternative use (subject to planning)
- Excellent car parking

TO LET

Location

The units are situated on the corner of Chart Road (A28) and Hilton Road in a prominent position on the main route into Ashford from the west (Tunbridge Wells and Tenterden). The town centre is within about 1 mile, as is access onto the M20 at Junction 9.

Ashford is a designated growth area with the current population of about 60,000 programmed to double in the next 30 years.

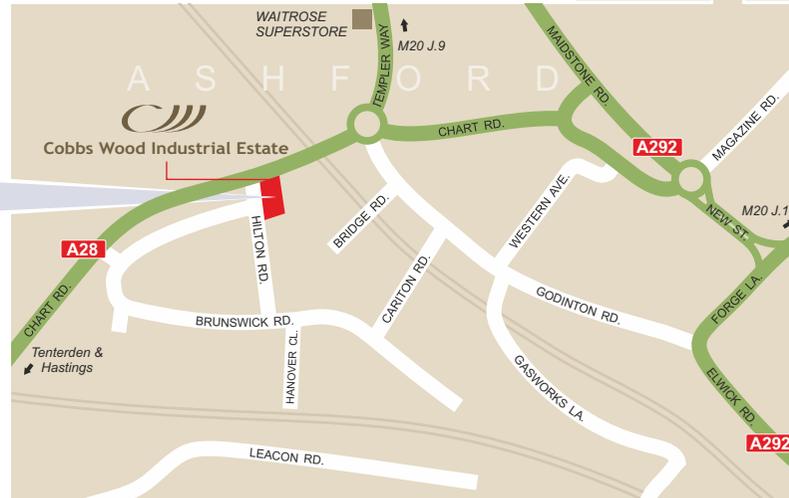
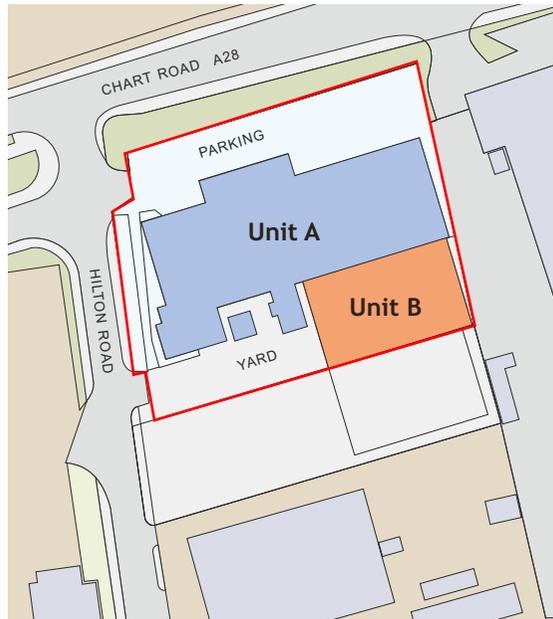
The town is strategically well placed, being 15 miles from the Channel Tunnel, Dover is 22 miles, Gatwick 60 miles and Central London 56 miles. Ashford International Passenger Station provides a regular service to Paris and Lille. From December 2009 the domestic service will be upgraded to provide a high speed service to Central London, taking about 37 minutes.



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Description

Unit A is a substantial brick built structure providing mostly clear space with good natural light and ancillary offices to one side. Unit B is currently an adjacent intercommunicating annexe of similar construction.



Terms: The buildings are available as a single letting or separately on terms to be agreed subject to appropriate market incentives, financial status and subject to contract.

Further Information: For further information and appointments to inspect, interested parties are asked to contact the joint sole agents.

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Unit A - 15,258 sq ft (1,417.51 sq m)

Unit B - 6,558 sq ft (609.25 sq m)

Code of Practice for Commercial Leases.

As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors (tel: 020 7334 3806). The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. November 2013