

# New Warehouse / Workshop To Let

**CORE**  
COMMERCIAL  
01892 834483 

**Unit 4 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**

A new workshop / warehouse of steel frame construction with lined profiled cladding and roof with roof lights. Roller shutter door, 3 phase power. 2 toilets. 24 Hour use. Eaves height 15'5" (Peak 18'10" rising to 21'). Car parking area to be block paved.

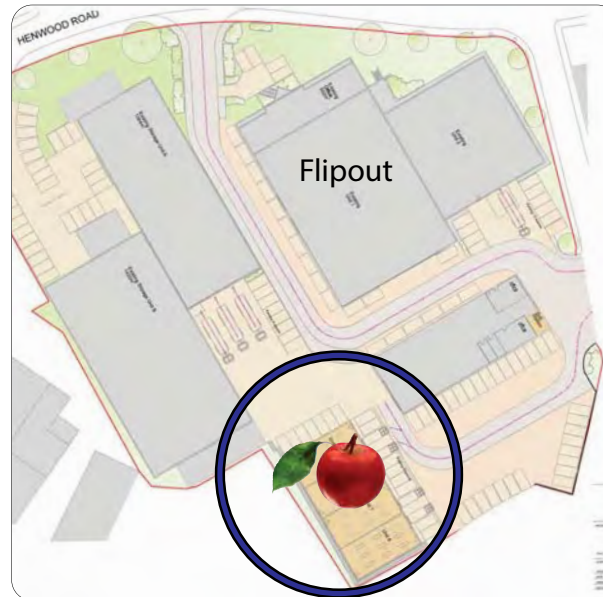
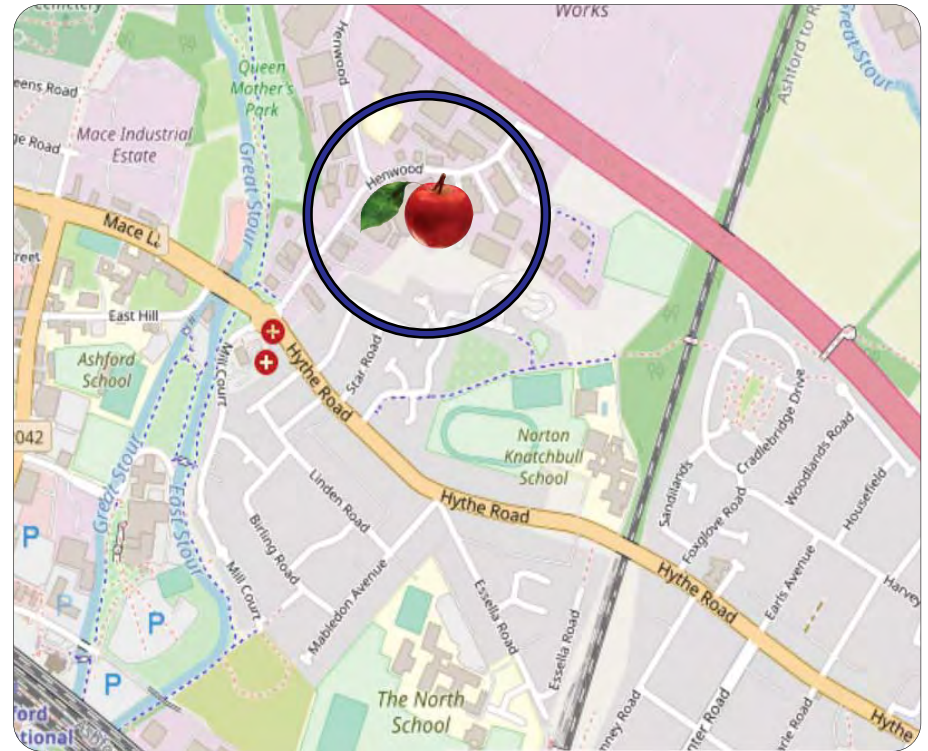
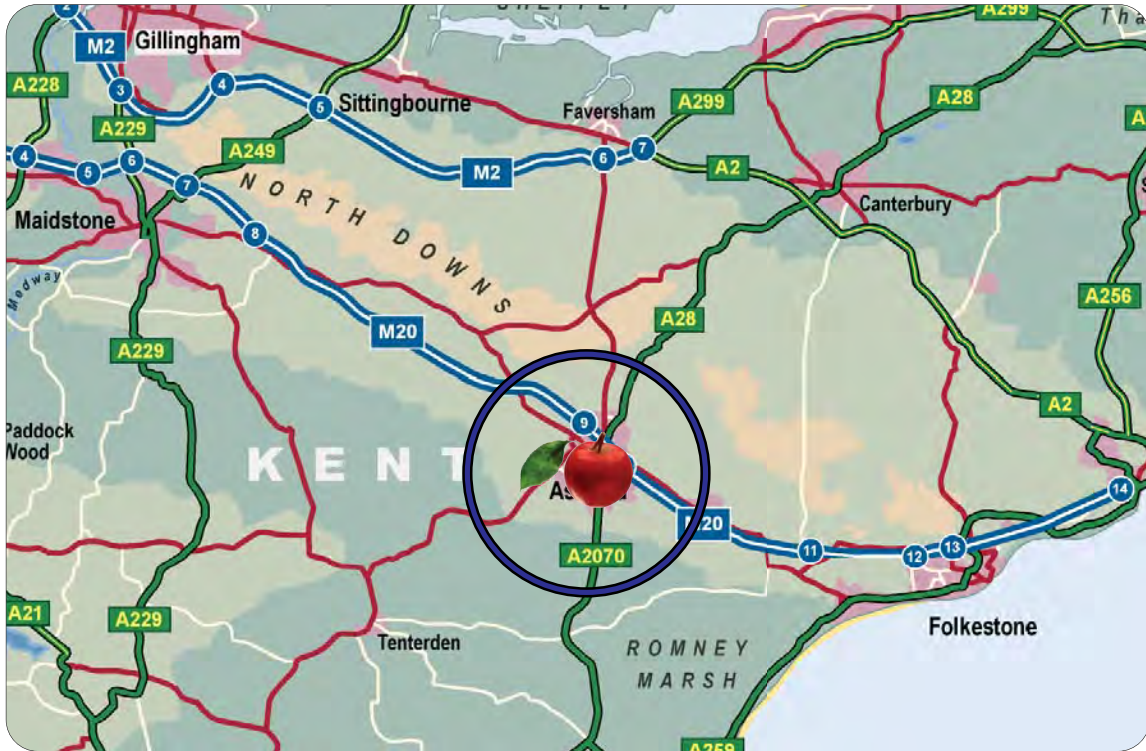
**4,185 sqft**

## **Terms**

To Let at **£37,455** (£8.95 psf) pa plus vat. Rates to be assessed - Estimated Rates payable £10,500 for 2020/21 (Estimated Rateable Value £21,000).



**4,185 sqft**




**CORE**  
 COMMERCIAL  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

David Marriott  
 David@CoreCommercial.co.uk  
 Neil Mason  
 Neil@CoreCommercial.co.uk

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.

Core Commercial Limited, Unit 11 Offices, Dana Estate  
 Transfesa Road, Paddock Wood, Kent TN12 6UT