

Warehouse & yard For Sale or may let

CORE
COMMERCIAL
01892 834483



18 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 an established Industrial Estate with easy access to junction 10 on the M20 motorway.

Description

A steel portal framed warehouse with lined cladding and 10% roof lights. Eaves height 14' rising to 21'. Reception area. Toilets. 3 phase power. Roller shutter access. Gated secure concrete yard with paling fencing.

Warehouse	18,926
Office & amenities	362
Workshop	677
Total	19,965 sqft

Yard approx 0.5 acre.

Portable offices of 606 sqft also available.

Terms

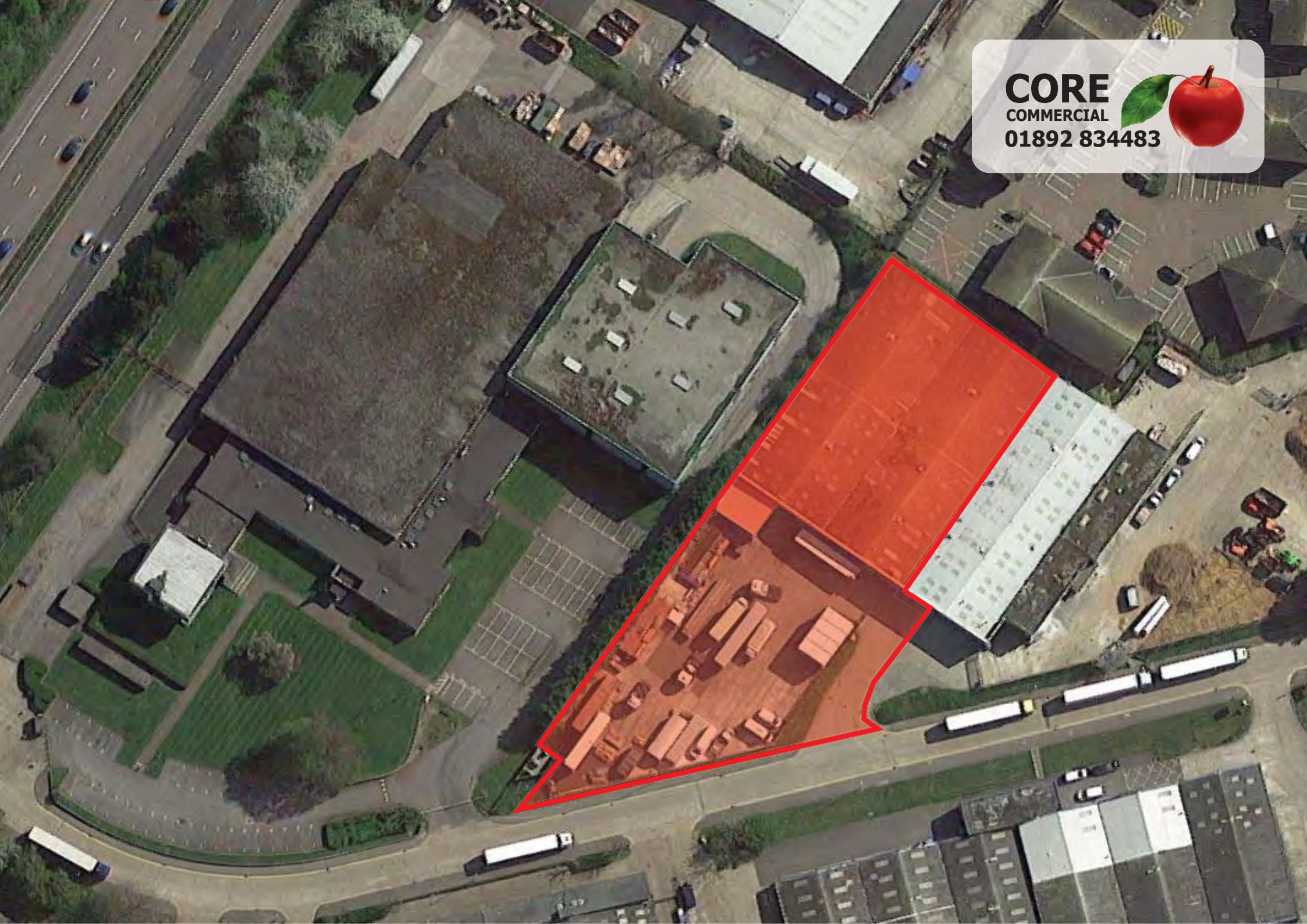
For sale freehold **£1,650,000** (£83 per sqft), subject to contract. To let at **£140,000** pa (£7.00 psf). Plus vat. Estimated rates payable (ex 21 containers & portable office) 2019/20 £44,856 (Estimated Rateable Value £89,000).

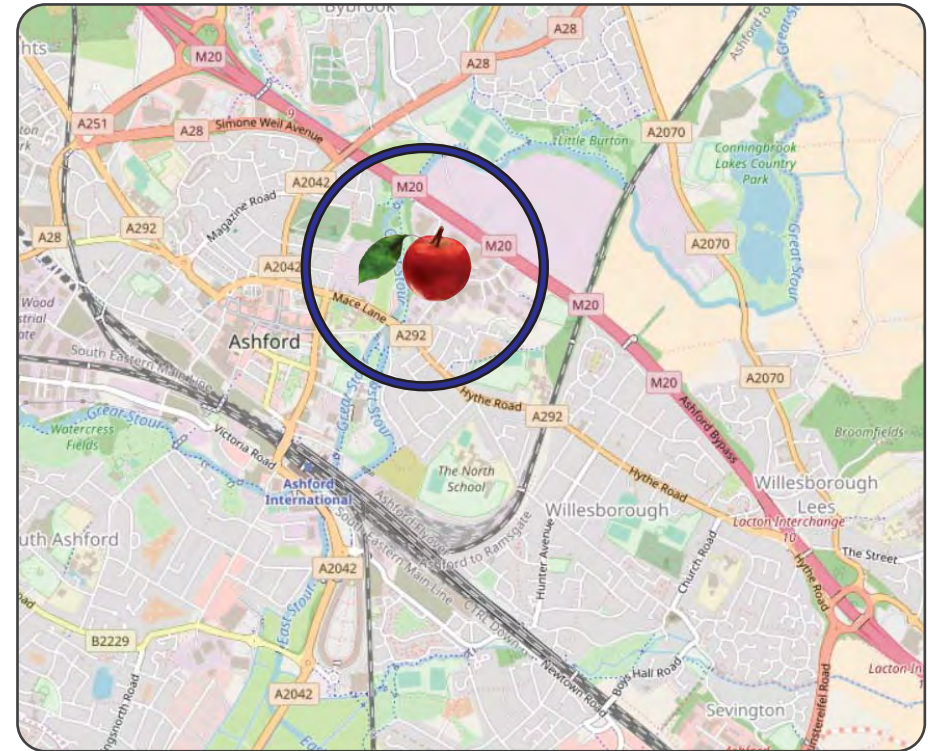
**Potential to lease
with option to buy**

**20,000 sqft
on 1 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.