

Unit 7

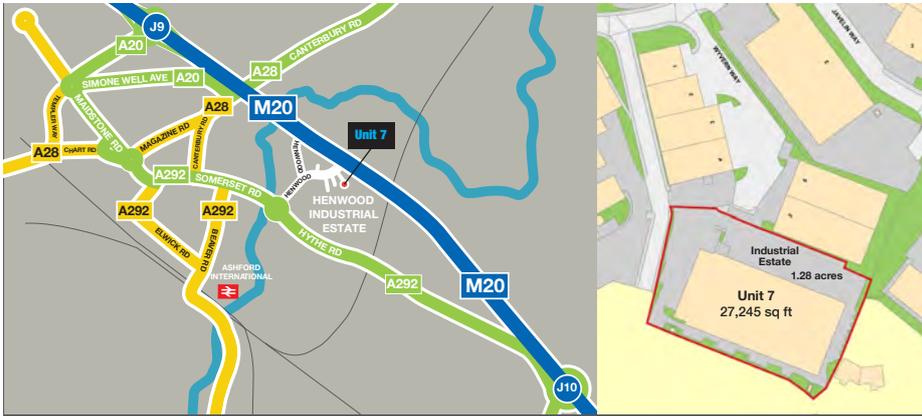
FREEHOLD FOR SALE / TO LET

Unit 7, Wyvern Way, Henwood Industrial Estate, Ashford, Kent TN24 8DW



Only £45
per sq. ft.

27,245 sq. ft. **refurbished industrial/warehouse unit including up to 4,842 sq. ft ancillary offices**



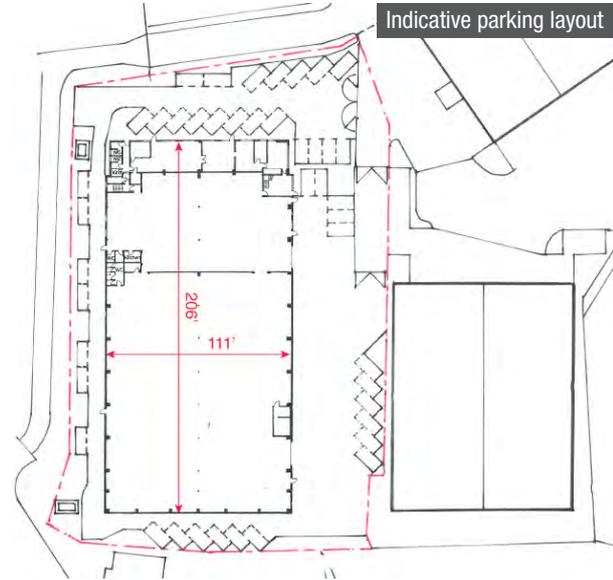
Unit 7 is well situated on the Henwood Industrial Estate to the west of and easily accessible to Ashford town centre midway between junctions 9 and 10 of the M20.

Trade occupiers on the Henwood Estate include PTS, BSS Group, Sheffield Insulations Group (SIG), Speedy Hire, Brewers and Leyland Paints.

Unit 7 comprises a stand-alone industrial / warehouse unit of steel portal frame construction in 2 bays with 2 steel roller shutter doors opening onto a secure concrete yard and loading area.

The unit has the benefit of fitted two storey offices - the ground floor of which could be stripped out to increase the warehouse space or add a trade counter and/or could be refurbished or extended further to suit.

- ▶ Refurbished freehold industrial/warehouse unit totalling 22,403 sq. ft.
- ▶ Plus ancillary offices of 4,842 sq. ft.
- ▶ Total area 27,245 sq. ft. on 1.28 acres
- ▶ 19.7 ft. eaves rising to 23.1 ft. at the apex (approx.)
- ▶ 8 ft high galvanised palisade fence providing access to a 0.65 acre secure yard
- ▶ The site can accommodate up to 43 car parking spaces (see indicative layout)
- ▶ B1/B8 planning uses with trade counter potential



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