

Industrial

Images coming soon

UNIT 4 | FAIRWOOD INDUSTRIAL ESTATE

Suffolk Drive, Ashford, TN23 4FD

UNIT 4 | 6,688 SQ FT

Unit 4 comprises 6,688 sq ft of refurbished industrial space designed to meet modern operational requirements.

Unit 4 comprises 6,688 sq ft of refurbished industrial space designed to meet modern operational requirements. The unit features level access loading doors, a clear internal height of approximately 6m, and office accommodation across two floors. Extensive yard space and parking enhance operational efficiency. Located just 0.7 miles from Ashford International Rail Station and 2.1 miles from Junction 9 of the M20, Unit 2 provides excellent connectivity to London, the Channel Tunnel, and the wider South East.

Lease Type

New

Images coming soon

✓ Unit Summary

- ☒ EPC B
- ☒ Close to Transport
- ☒ Car Parking
- ☒ Eaves height of 6m
- ☒ Yard Space
- ☒ Office Accommodation

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£75,235.70	£11.25
Rates	£45,056.00	£6.74
Service Charge	£3,282.36	£0.49
Insurance	£1,434.69	£0.21
Total Cost	£128,748.79	£19.25

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located in Ashford, Fairwood Industrial Estate sits just 2 miles from Junction 9 of the M20, providing fast access to London, Maidstone, and the Channel ports via the A20 and M20 corridor.



Road
M20: 2 miles



Airport
London Gatwick Airport: 55 miles



Rail
Ashford International Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (29)

Key Contact



Connie Snowie
Senior Asset Manager

"Connie is an Asset Manager based in the South."



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