



btc

BRUNSWICK

TRADE CENTRE

TO LET

Trade Counter Units from 2,500 - 10,000 sq ft  
Ashford, Kent, TN23 1DZ



## SPECIFICATION

- ▲ National Trade Counter and Builders merchant on adjoining site. Including; MKM, Screw Fix, Crown, Easy Bathrooms & Formula 1
- ▲ Sizes ranging from 2,500 - 10,000 sq ft
- ▲ Planning permission for class B8
- ▲ 20 Parking spaces onsite
- ▲ Individual electric roller shutter door entry for loading
- ▲ Excellent frontage to Brunswick Road
- ▲ Totem Sign on A28 for advertising
- ▲ Infrastructure improvements to A28, estimated completion 2024

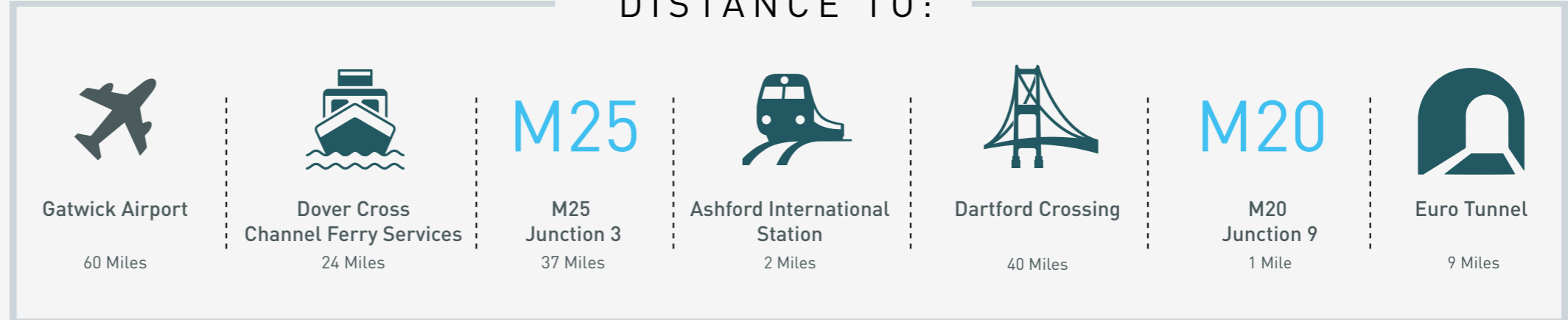
Practical Completion  
July 2021

Brunswick Road Trade Centre  
Brunswick Road,  
Ashford, Kent  
TN23 1DZ



**BRUNSWICK**  
TRADE CENTRE

## DISTANCE TO:







# BRUNSWICK

TRADE CENTRE

## TECH SPEC

- ▲ Eaves Height 5.5m, increasing to 8.5m at ridge.
- ▲ Built to Shell Specification.
- ▲ The front roller shutter doors for loading 4.5m high.
- ▲ Roof lights to cover 10% of roof area.
- ▲ Individual unit signage above entrance door.
- ▲ Full warranties in place.
- ▲ Three phase electrical supply.
- ▲ BREAM standard compliant

### Rail from Ashford International Station

London St. Pancras (HS1) 38 Minutes

London Charing Cross 75 Minutes

+ Eurostar to Paris/Brussels/Lille & Northern Europe

**Tenure** – Units Available on new FRI lease. Terms available on application.

**Legal Costs** – Incoming occupier will be responsible for their own legal costs and professional costs.

**Business Rates** – Rateable value TBC once development is completed.

\*For further information about the scheme, please contact the agent.

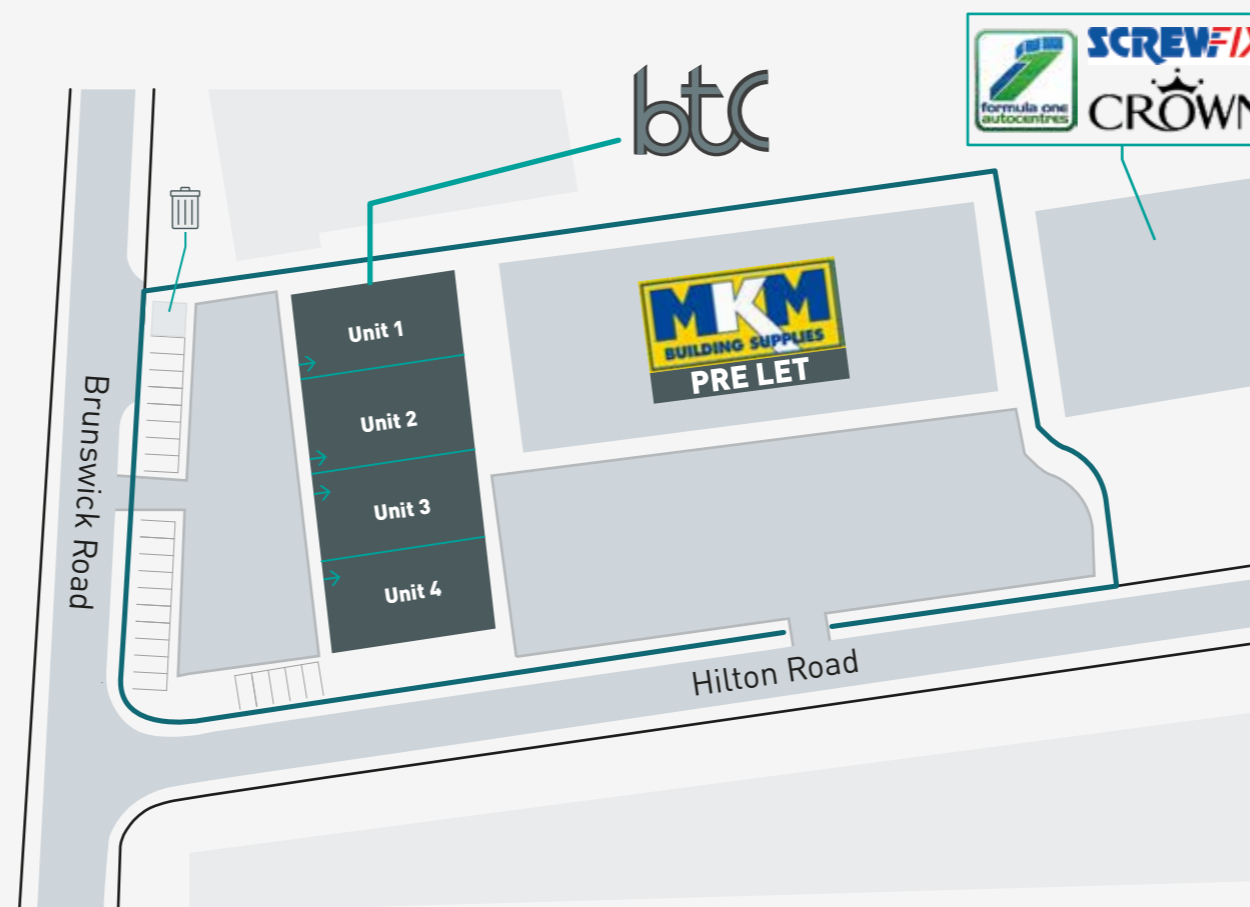


## UNIT SIZES

The size of the units are as follows. All numbers are in square ft (square meterage in brackets).

	SQ FT
Unit 1	2,500
Unit 2	2,500
Unit 3	2,500
Unit 4	2,500

\*Units can be taken by one occupier in 2500 sqft size increments.







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## Ashford, Kent

The town of Ashford is centrally located within Kent and is one of the county's designated growth centres, currently having a population of approximately 75,000 inhabitants. It is set to grow substantially in the next 30 years and currently benefits from a fantastic communications network via the A20/M20 and five main-line railways, with the site itself being less than a mile from Junction 9 of the M20.

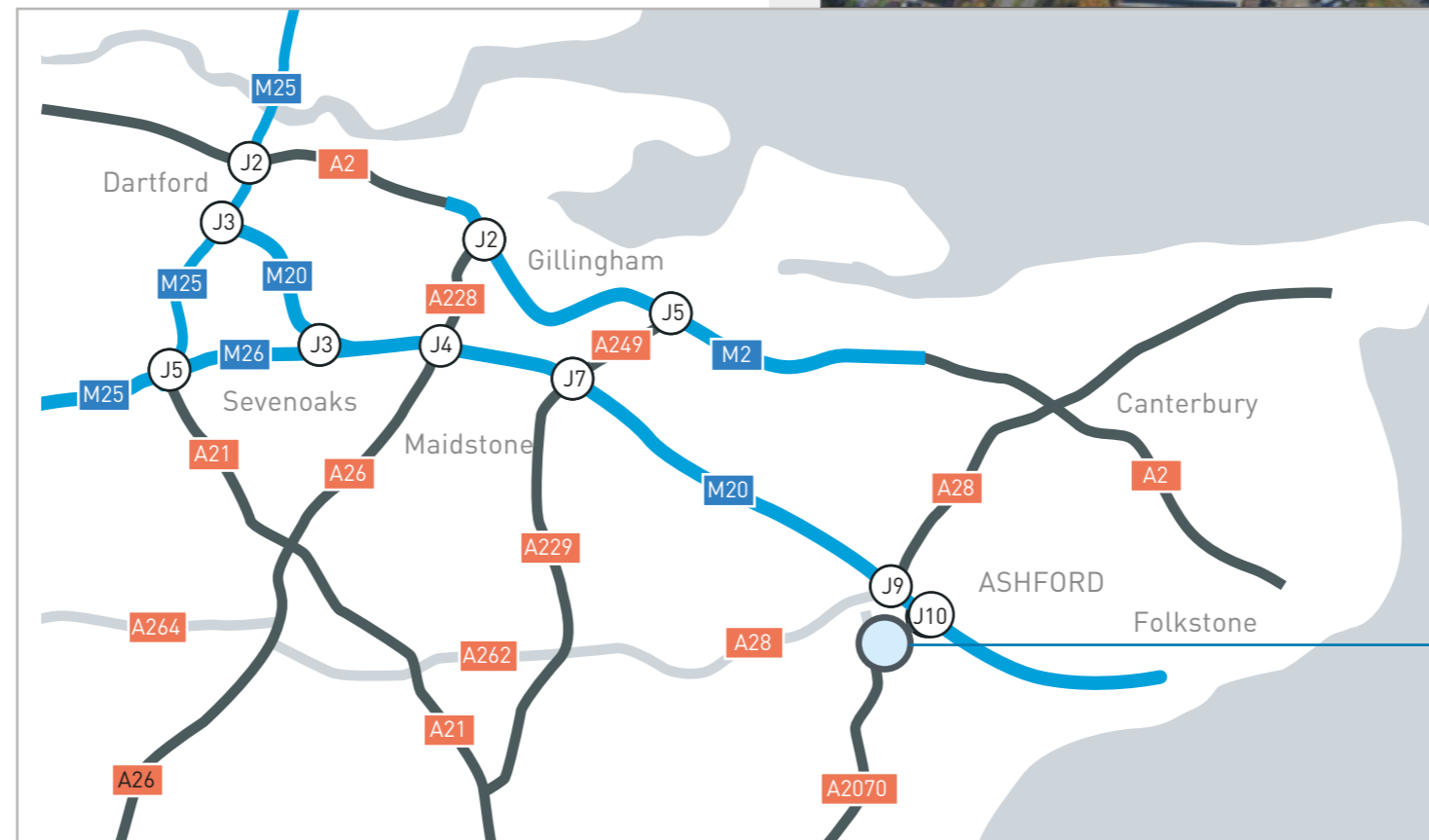
Ashford International Passenger Station gives direct access to northern continental Europe via Eurostar, and London is now some 38 minutes distant via HS-1. The Channel Tunnel terminal at Folkestone is only 15 miles away to the south-east.

Brunswick Trade Centre is located just off the A28 south-west of the town centre. Further development on the A28 includes the new Chilmington Green residential development which will ultimately contain just under 6,000 new homes over the next 20 years along with a district centre and community infrastructure including secondary school, four primary schools, shops, healthcare and sports and leisure facilities. The phased development of this scheme and the ultimate improvements to the A28 in this area will significantly enhance the trade centre's location.

## CONTACT



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## LOCATION

Brunswick Road is situated by the A28 in the South West of Ashford. Junction 9 of the M20 is less than a mile away and provides direct access to the M25 and the national motorway network towards London.





McArthur  
Glen  
Designer Outlets



J10  
+  
J10a  
M20

M20  
J9

A28

