



## **INVICTA SITE**

MACE LANE  
ASHFORD, KENT  
TN24 8HH

**INDUSTRIAL UNITS TO LET**  
**2,954 - 36,981 SQ FT**  
**FLEXIBLE SPACE - FLEXIBLE TERMS**



Peer Group PLC

LOCATION

The Invicta Site lies just to the north of Ashford town centre between Junctions 9 and 10 of the M20. Ashford is one of Kent’s designated growth centres and currently has a population of approximately 75,000 people.

This is expected to considerably grow over the next 20 years, with an ‘objectively assessed housing need’ of 15,675 dwellings between 2011 and 2030. Kent itself has a population of circa 1.54 million people.

The town is centrally located within the county of Kent, benefiting from excellent transport links via the A20/M20 and several mainline railways. Ashford International mainline station is within 10 minutes walking distance and provides direct access to northern Europe via the Eurostar and central London is approximately 37 minutes on the high speed HSI.

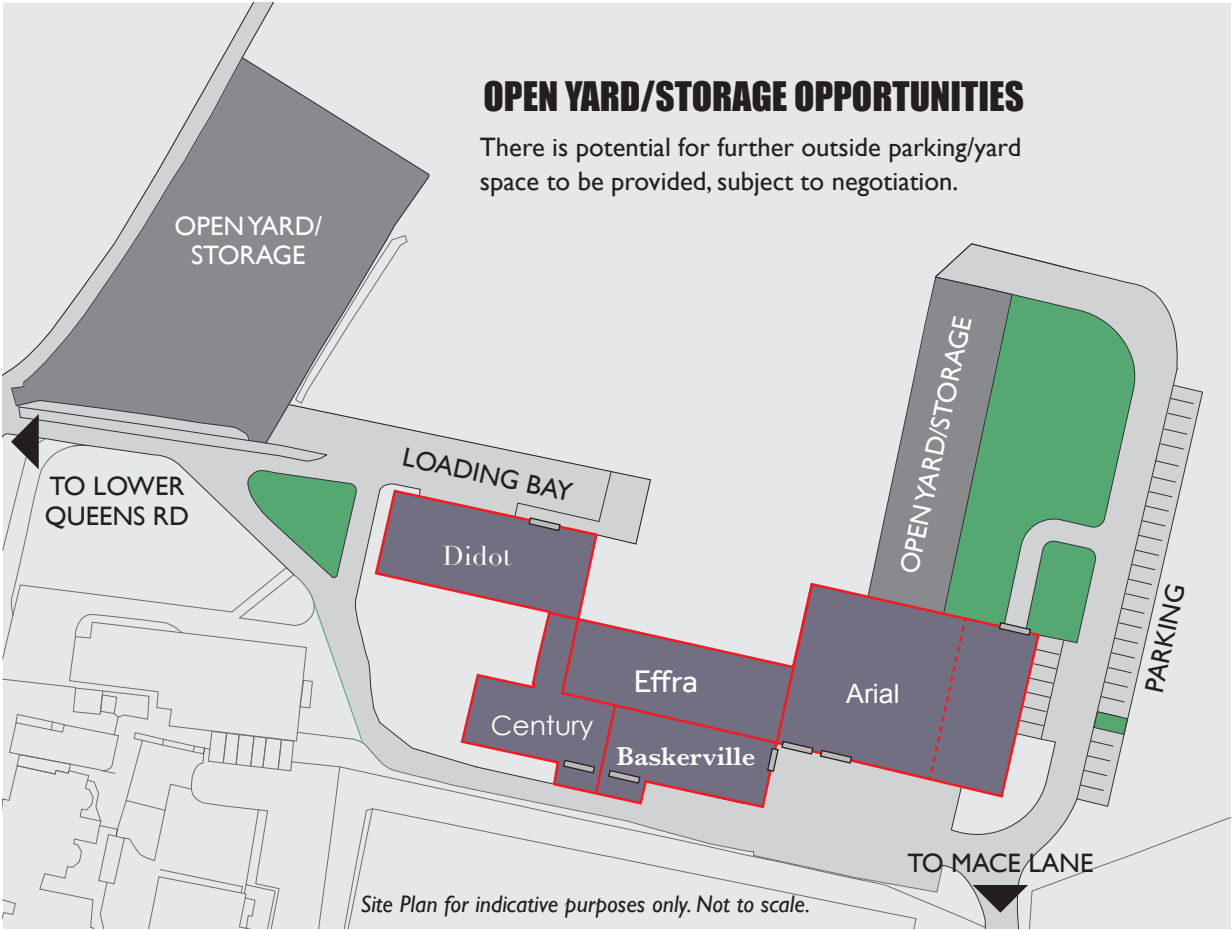
DESCRIPTION

The securely accessed Invicta Site comprises of 5 self-contained units, each with their own loading doors. 34 car parking spaces lie to the east of the site.

ACCOMMODATION

The available premises have the approximate following gross internal areas:

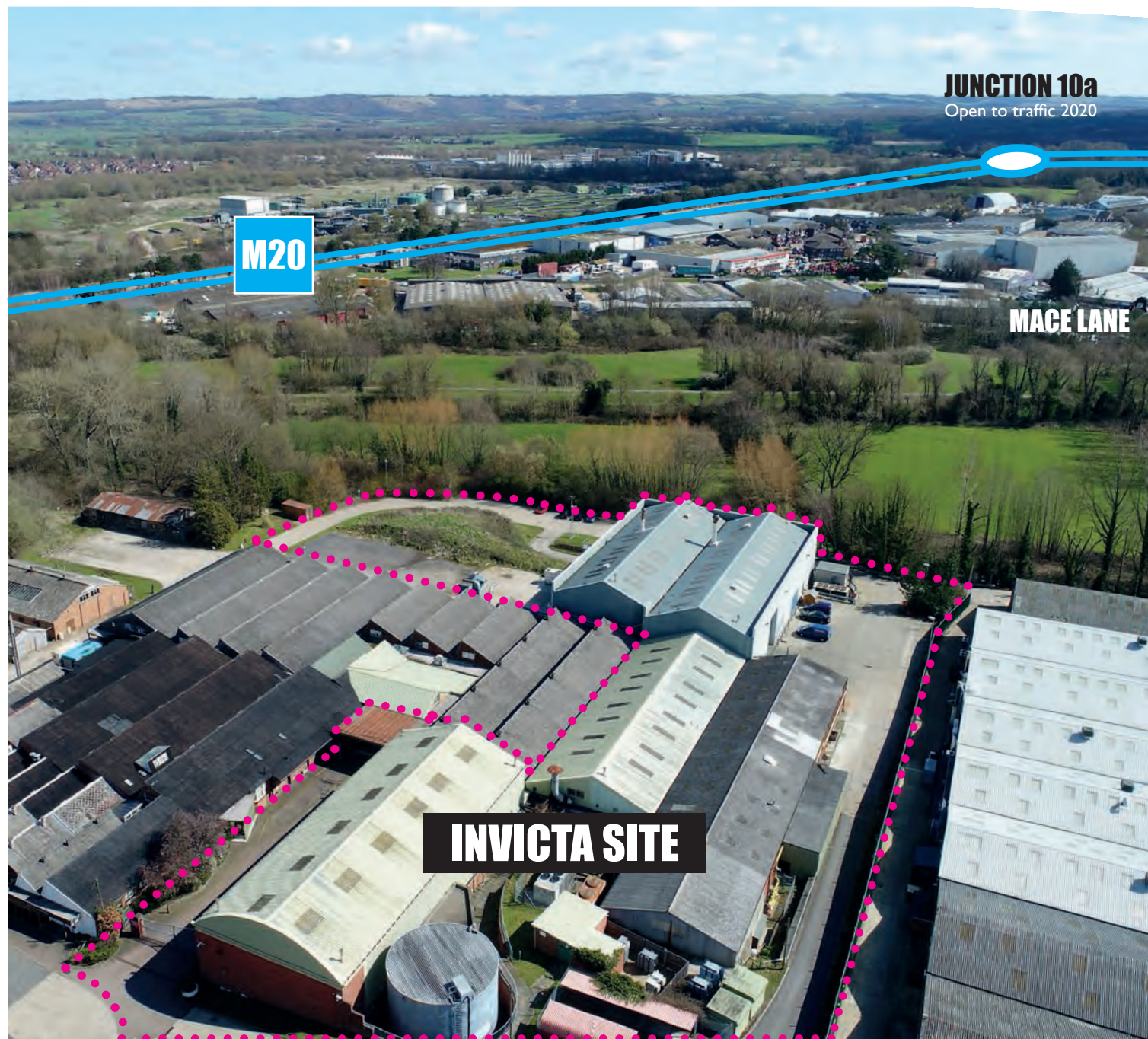
Unit	Sq. M.	Sq. Ft.
Arial	1,189.08	12,799
Arial (Lower Ground)	503.79	5,423
Baskerville	363.61	3,914
Century	274.44	2,954
Didot	510.57	5,496
Effra	594.13	6,395



## M20 IMPROVEMENTS

Works have commenced on the new Junction 10a of the M20, 700 metres south east of Junction 10. The new junction will include a roundabout over the motorway, new slip roads and new link roads to the A2070 and A20.

A new pedestrian and cycle bridge, over the M20 from Kingsford Street to the A20, will also be provided and the Church Road footbridge will be replaced with a new bridge for cyclists and pedestrians. The works are due to be completed in May 2020.



# TO LET - INDUSTRIAL UNITS from 2,954-36,981 Sq Ft

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## ACCOMMODATION

**A**

### Arial 18,222 Sq Ft

The unit comprises a double ground floor, high bay warehouse with lower ground accommodation accessed via its own access road. The unit includes a forecourt area and benefits from two large roller shutter loading doors which are 5.92m high by 4.81m wide and 3.00m high by 2.22m wide. The premises have a minimum eaves height of approximately 7.29m and a maximum eaves height of 10.59m.



**B**

### Baskerville 3,914 Sq Ft

The unit comprises a ground floor workshop and benefits from two large Constantine loading doors which are 3.08m high by 3.46m wide and 3.06m high by 3.04m wide. The premises have a minimum eaves height of approximately 4.5m and a maximum eaves height of 6.33m.



**C**

### Century 2,954 Sq Ft

The unit comprises a ground floor workshop and benefits from a large Constantine loading door which is 3.06m high by 3.04m wide. The premises have a minimum eaves height of approximately 4.5m and a maximum eaves height of 6.33m.



**D**

### Didot 5,496 Sq Ft

The unit comprises a ground floor, high bay warehouse with loading bay area accessed via its own access road. The unit benefits from a large roller shutter loading door which is 5.98m high by 4.92m wide. The premises have a minimum eaves height of approximately 7m and a maximum eaves height of 10.53m.



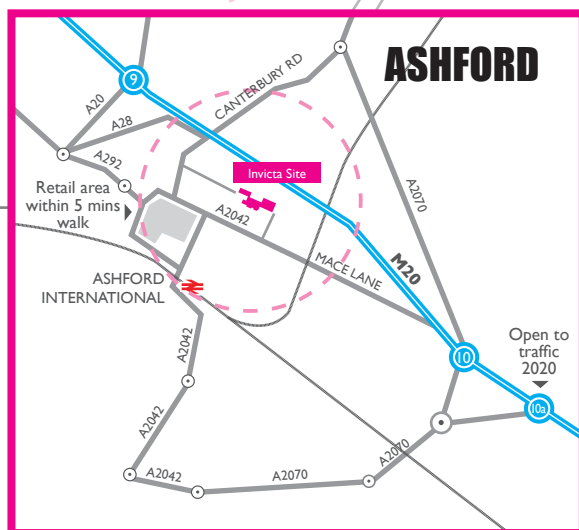
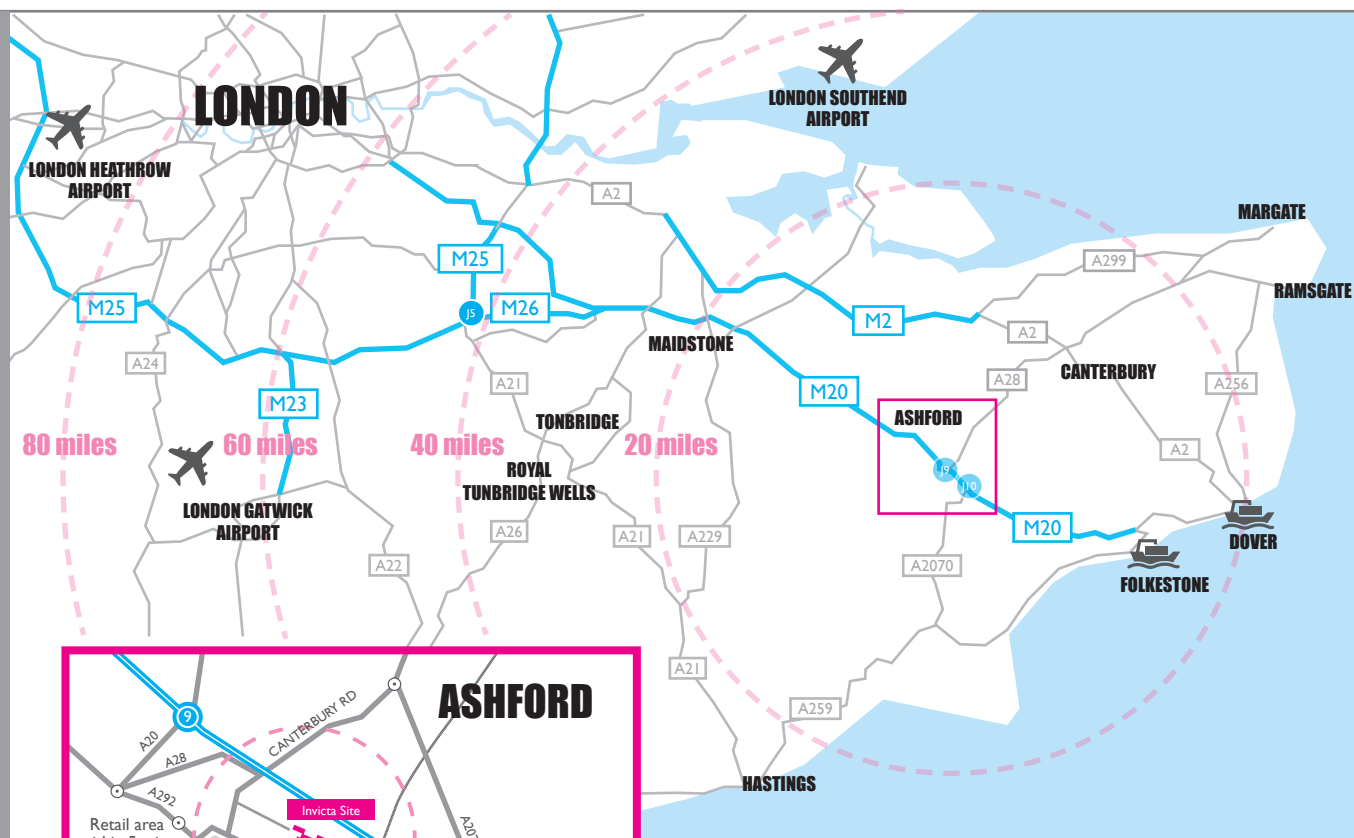
**E**

### Effra 6,395 Sq Ft

The unit comprises a ground floor workshop and has a minimum eaves height of approximately 4.17m and a maximum eaves height of 6.5m.



# A STRATEGIC LOCATION



Destination	Distance	Time
M20 Junction 10	2 miles	10 mins
M25 Junction 5	42 miles	55 mins
Central London	58 miles	1 hr 45 mins



Airports	Distance	Time
London Gatwick	58 miles	1 hr 00 mins
London Southend	69 miles	1 hr 30 mins
London Heathrow	79 miles	1 hr 30 mins



Docks	Distance	Time
Dover	23 miles	35 mins
Folkestone	17 miles	30 mins

## TERMS

Upon Application.

## VIEWING

Please contact the joint agents:



Phil Hubbard  
phil.hubbard@sibleypares.co.uk  
07921 212430



Paul Appelt  
paul@atriumsurveyors.co.uk  
07767 797007

## MISREPRESENTATION

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement. These particulars do not constitute an offer of contract. No representation or warranty whatever is made or given either during negotiations or in particulars by the vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2018

A property owned and managed by:



Elliott Brighton  
emb@peergroup.co.uk  
020 7940 8900