



**TO LET**

# Unit 4&5 Ashford Trading Centre

Orbital Park, Ashford, TN24 0SP

**3,048 – 7,104 SQFT**  
**(283 – 660 SQM)**

## Key Points:

- Fully Refurbished
- Units available individually or combined
- 1 level access loading door per unit
- 6m clear height rising to 7.5m
- Established Trade Estate
- Strategic location with access to the M20, M25 and the South Coast.
- 7 parking spaces per unit
- Existing tenants include Screwfix, Halfords, Topps Tiles and Tool Station



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Description

The property comprises of 2 mid-terrace steel portal frame warehouses of brick and blockwork construction. The units benefit from 6m eaves height rising to 7.5m at the apex, 1 level access loading door each and 7 car parking spaces, totaling 14 combined spaces.

Units are fully refurbished and available now, individually or combined.

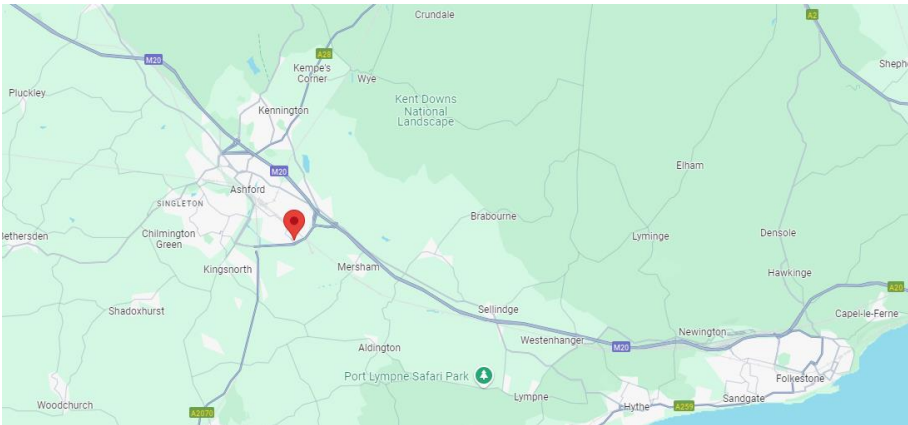
Existing tenants on the estate include Screwfix, Halfords, Topps Tiles, Tool Station, Capital Hair and Beauty, CEF, Euro Car Parts and Carpet Giant.

Location

The property is situated on Ashford Trade Centre, located directly off the A2070, Bad Munstereifel Road, within 1.3 miles from the M20 at Junction 10 & 10A.

The M20 provides access to Central London, the M25 and the South Coast including the Channel Tunnel at Folkestone (15 miles southeast) and the Port of Dover which is 21 miles within a 30-minute drive.

The nearby A28 and A2070 also provide local road links to Canterbury and the South Coast.



Rent

Rent on Application

Energy Performance Rating

B – 27

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.

Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Unit 4	3,048.9	283.25
Unit 5	4,055.3	376.75
Total	7,104.2	660

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.





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