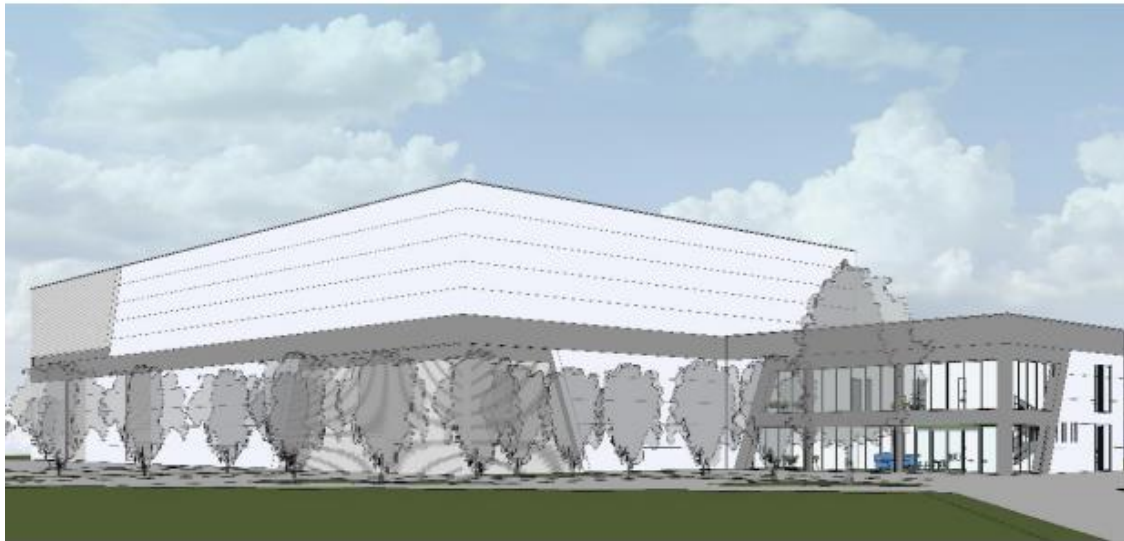


To Let
Long Barrow, Orbital
Business Park,
Sevington, Ashford TN24
0GA



www.TLRE.co.uk



To Let Development site
for HQ style Warehouse
Unit

25,824 sq ft

Long Barrow, Orbital Business Park, Sevington, Ashford, TN24 0GA.



www.TLRE.co.uk

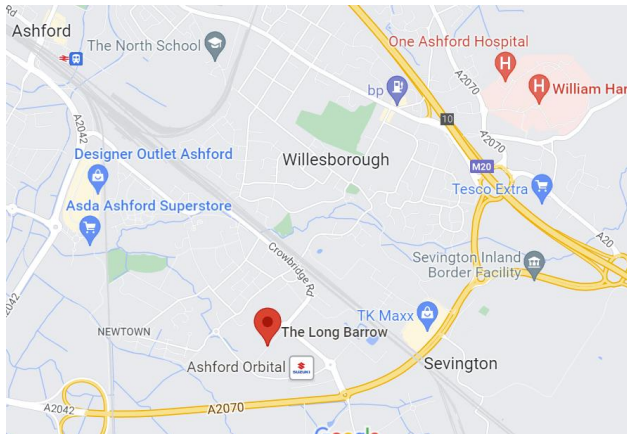
Description

The site has consent for a modern warehouse logistics unit with unrestricted B2/B8 use with two access points from Monument Way and Long Barrow.

The plot allows for a dedicated HGV access point into a self contained secure yard for loading and unloading into the warehouse unit. The premises benefit from 2 ground level loading doors, 3 phase power and column free internal warehouse space.

The unit also benefits from 2 storey office accommodation with WC's to each floor, external car charging points and a dedicated office parking area.

Location



Long Barrow is located in the well established Orbital Business Park to the south of Ashford town centre but in the predominately industrial suburb of Sevington. The surrounding area is characterised by a mixture of car showrooms, industrial warehouses and logistics premises.

Junction 10 of the M20, via the A2070, is approximately ½ miles to the east linking with both the M25 (40 miles north) and the port of Dover (21 miles).

The "G" Bus route runs regular services from Orbital Business Park to Ashford town centre. Ashford International Rail station is only 1.5 miles north linking with London St Pancras and continental services.

Terms

The unit is available by way of an new lease to be agreed.

Business Rates

Interested parties are invited to enquire to Ashford Borough Council (01233 331 111).

EPC

An EPC is available on request.

Costs

Each party to bear their own legal costs.

Area	Sq M	Sq Ft
Warehouse and offices	2,400	25,824
TOTAL	2,400	25,824

Ed Thomason
Tel: 07818 065 276
Email: et@tlre.co.uk

Paul Londra
Tel: 07779 269 290
Email: pl@tlre.co.uk

Important notice: TLRE for itself, the vendors or lessors, of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property, to prospective purchasers or tenants as applicable. Who are solely responsible for making their own investigations or taking independent advice, including the cost of doing so and forming their own view as to the condition of the property its fitness for their requirements and the accuracy or completeness or any description of the statements herein. These particulars do not constitute any recommendation or offer to enter into a contract in regard to the properties above. TLRE does not guarantee the description, dimensions references to condition, necessary permissions for use and other occupations contained herein and prospective purchasers or tenants must not rely upon them as statement of fact or representations. Rents quoted may be subject to VAT. Neither TLRE nor the vendors of this(these) properties accept any liability or responsibility (whether in negligence or otherwise) arising from loss from using these particulars. Any reference to any plant machinery equipment services fixtures and fittings shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is fulfilling its intended function. Neither TLRE, its directors, employees or agents, has any authority to make, and does not make, any representation or warranty or to enter into any contract in relation to the property or properties. TLRE March 2022