

SURFACE ASHFORD

Letting Opportunity
1-4.7 acres

Leacon Road, Ashford, TN23 4YW

SURFACE

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1 - 4.7 acres

The open storage land comprises 4.7 acres, available as a whole or in separate plots, with direct access onto either Leacon Road or Beaver Lane. The site is fully fenced and secure, with the majority benefiting from concrete hardstanding.

The existing building is to be demolished, and landlord works are due to commence to the site which will include surfacing repairs and replacement, infrastructure improvements and new perimeter palisade fencing and entrance gates.



Three phase
electricity



Up to 103m
Yard Depth



Strategic
location



Secure Yard
with Dual Access



Concrete
hardstanding



Mains
water supply



< ASHFORD INT.
1.8 miles*

*Distance is approximate. Source: google maps.



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By Road	Distance*
Ashford International	1.5 miles
M20 (J9)	1.8 miles
Folkestone	17.6 miles
Maidstone	20.3 miles
Dover	24.2 miles
M25 (J5)	37 miles
Gatwick	60 miles
Heathrow	80 miles

By Rail	Time*
London St Pancras International	38 mins
London Waterloo East	1 hour 15
London Charing Cross	1 hour 22

*Distances and times are approximate. Source: google maps.



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Terms

The site is available either as a whole or smaller plots on terms to be negotiated. Rent on application

Accommodation

Plots available from: 1 acre – 4.7 acres
(43,560 sq. ft. - 204,732 sq. ft.)

The site is located on the junction of Beaver Lane and Leacon Road. Leacon Road is in the established central industrial area of Ashford with great road and rail connections.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

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