TLRE
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tlre.co.uk

UNIT M
THE BOULEVARD
ORBITAL PARK
ASHFORD, KENT
TN24 0GA







TO LET 31,031 – 49,937 SQ FT
WAREHOUSE AND OFFICES

12–14 Denman Street, London W1D 7HJ
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LOCATION

Ashford is located in Kent approximately 50 miles to the east of London. The Property is situated on The Boulevard, which links to the A2070 and in turn provides access directly onto the M20 at junction 10 (0.75 of a mile) and the associated UK motorway network.

Public transport is provided by way of bus route G which provides a direct link to Ashford International with a journey time of approximately 16 minutes



DESCRIPTION

The property comprises 2 attached warehouse units which are self-contained and constructed in the 1990's. The available unit is of steel portal frame construction with a double skinned insulated roof over profile clad elevations and a reinforced concrete floor. The warehouse which has an eaves height of 7.3m raising to 8.9m at its highest point is serviced by 2 surface level loading doors providing access to a rear loading yard with a depth of 43m.

Internally the warehouse area has an integral office and welfare area over 2 floors, and a separate 3 storey office block to the front, which is accessed via a connecting link. The warehouse and office block can be acquired individually or in combination.

TERMS

The unit is available by way of new lease either for the whole or split between the warehouse and office elements.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	31,031	2,882.84
Office	17,299	1,607.17
TOTAL	**49,937**	**4,490.01**

SUMMARY

- 31,031 sq ft warehouse available individually or with an additional 17,299 sq ft of separate offices.
- 7.3m eaves to warehouse
- Staff welfare and office area within warehouse
- Excellent parking
- 43m loading yard

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

We understand the property has a Rateable Value of £390,000 however potential occupiers are recommended to make their own enquiries

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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