

Carlton Road Business Park, Ashford, Kent TN23 IDP



A new development of 28 warehouse and industrial units from **865 sq ft** (80.4 sq m) up to **50,046 sq ft** (4,649.5 sq m)

To Let

On the instructions of



ACCOMMODATION

The units comprise the following approximate gross external areas (GEA) for general guidance:

| Unit | SQ FT | SQ M |
|------|-------|--------|
| 1. | 1,026 | 95.35 |
| 2. | 1,117 | 103.74 |
| 3. | 1,117 | 103.74 |
| 4. | 1,118 | 103.89 |
| 5. | 865 | 80.40 |
| 6. | 1,661 | 154.28 |
| 7. | 1,434 | 133.23 |
| 8. | 1,437 | 133.53 |
| 9. | 1,659 | 154.17 |
| 10. | 1,822 | 169.24 |
| 11. | 1,436 | 133.38 |
| 12. | 1,598 | 148.44 |
| 14. | 1,435 | 133.32 |
| 15. | 1,983 | 184.20 |
| 16. | 1,412 | 131.20 |
| 17. | 1,302 | 120.96 |
| 18. | 1,448 | 134.50 |
| 19. | 1,364 | 126.70 |
| 20. | 1,361 | 126.48 |
| 21. | 1,446 | 134.33 |
| 22. | 1,373 | 127.68 |
| 23. | 3,729 | 346.48 |
| 24. | 2,838 | 263.62 |
| 25. | 2,635 | 244.79 |
| 26. | 2,838 | 263.62 |
| 27. | 2,633 | 244.66 |
| 28. | 2,836 | 263.48 |
| 29. | 3,123 | 290.14 |

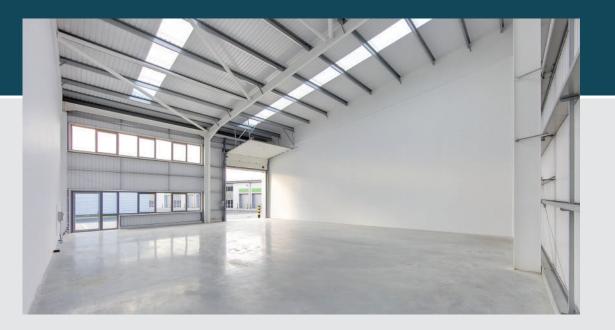
(Note that units can easily be combined)



LOCATION

Carlton Road Business Park is located within the well-established Cobbs Wood Industrial Estate which lies approximately half a mile west of Ashford town centre and I mile from J9 of the M20. Ashford has been voted the best place to do business in Kent and the borough has a population of I26,000.





The business park benefits from excellent road communications via the A20 / M20 and Ashford International Passenger Station giving direct access to continental Europe as well as London St Pancras, which is reached in just 38 minutes.

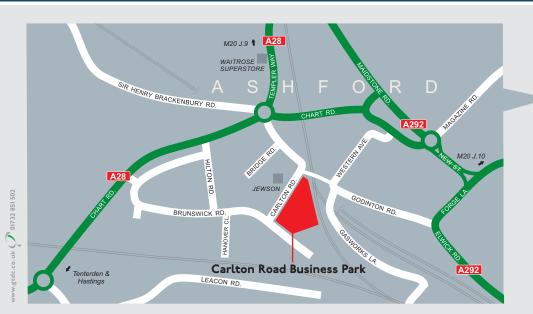


DESCRIPTION

Carlton Road Business Park is an exciting new secure gated development of 28 flexible industrial / warehouse units that will each provide the following specification:

- Allocated car parking spaces
- Sectional up and over roller shutter door with an access height of 4.44 m
- Maximum eaves height of 8.83 m
- All mains services
- 3 phase power supply
- Floor loading capacity 37.5kN/m²
- 10% to 15% intermittent translucent roof lights.







EPC RATING

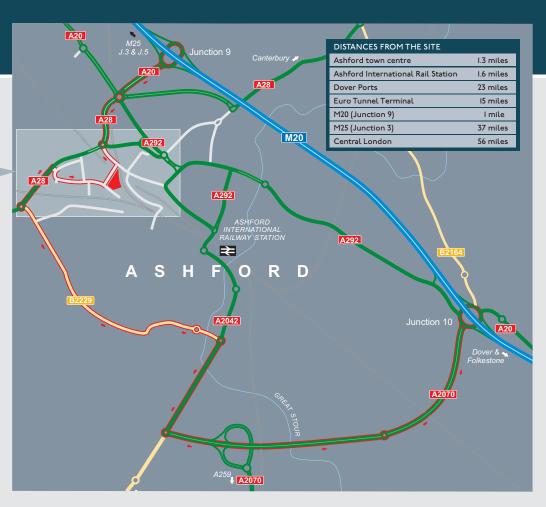
The units benefit from excellent EPC ratings ranging from A2I to B28. Full details available upon request.

TERMS

The units are available by way of a new FRI lease on terms to be agreed.

RENT

Upon application.



VIEWING

For further details and viewings please contact the joint sole agents.

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