

# End of terrace business unit approximately 600 sq ft To Let

**LET**

**£7,500 p.a.x**



**Unit 5, Stafford Close , Leacon Road, Ashford, Kent TN23 4TT**

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#### LOCATION

Stafford Close which forms part of the Fairwood Industrial Estate, is situated just to the south west of Ashford town centre and within close proximity of junction 9 of the M20. The estate has frontage to Leacon Road which provides a direct link to the town centre and the International Station.

#### DESCRIPTION

The unit is on the end of a terrace and provides a small workshop with wc on the ground floor. There is currently a mezzanine floor which covers almost the entire ground floor and includes a small office together with further storage. This floor can be removed if not required. All main services available. Allocated car parking.

#### TERMS

The premises are to let on a new FR&I lease for a term to be agreed. The property is subject to an annual service charge which is currently £427.58p

#### RENT

£7,500 per annum exclusive of VAT, business rates and service charge.

#### RATES

We understand that the current RV for the premises is £4250.

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