

UNIT 6

2,131 sq ft (198 sq m)

Tenant: **Dolby Medical**

Lease: **10 years from Mar 2020**

Break: **7 years (Tenant only)**

Rent: **£22,500 per annum***

£10.56 psf



ASHFORD | KENT

An opportunity to acquire Two High Quality Single-Let Warehouse Properties

Steel portal frame construction | 3-phase power - minimum 10 KVa
Gas connection | Minimum eaves 5.4m rising to 6m | 30KN/m floor loading
Insulated roller shutter door | Potential rates exemptions
B1(c), B2 or B8 uses | 24-hour access



Tavis House Business Centre
Orbital Park, Ashford TN24 0AA

UNIT 15

1,282 sq ft (119 sq m)

Tenant: **Shila's Kitchen**

Lease: **10 years from Oct 2020**

Break: **5 years (Tenant only)**

Rent: **£16,500 per annum***

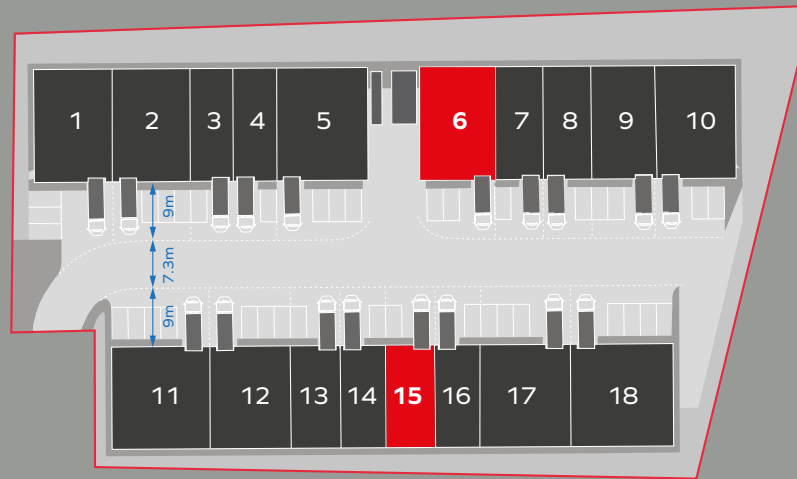
£12.87 psf



Tavis House Business Centre is situated on the well established Orbital Park, adjacent to Ashford Trade Centre.

Junction 10 of the M20 is less than a mile away and provides direct access to the M25 and National Motorway Network north towards London and south to the Channel Tunnel and Ports. Ashford International passenger station provides high speed links respectively to London St Pancras and the continent.

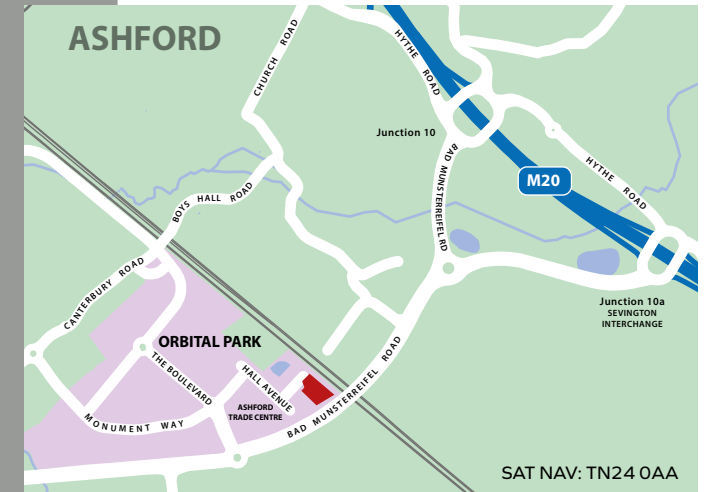
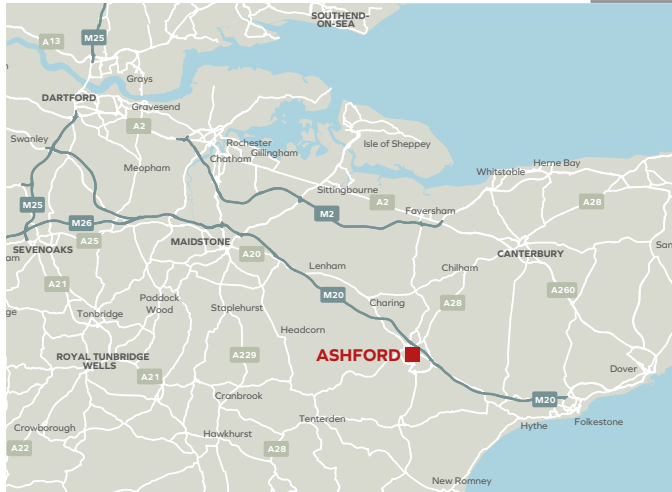
M20 (J10)	1.5 miles	M25 (J5)	38 miles
M20 (J9)	2.1 miles	Dartford Crossing	45 miles
Folkestone	25 miles	Gatwick Airport	65 miles
Dover	28 miles	Central London	65 miles



Not to scale. For identification purposes only.



Other occupiers on the established Orbital Park include BMW, Toyota, Vauxhall, Honda, Skoda, Mercedes Benz, Ford, Screwfix, Halfords Autocentre, Topps Tiles, Bathstore, Carpetright, Toolstation, City Electrical Factors, Suzuki, Magnet, Howdens and Edmundson Electrical.



TERMS

The units are offered for sale on Virtual Freehold basis (999 year leases).

PRICE

£625,000 plus VAT Subject to Contract,
*Approx £183 psf or **5.86%** net based on a top-up rent of £38,500 per annum.

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