

**TO LET**

**UNIT AT HENDON BARN
SHADOXHURST ROAD
WOODCHURCH
ASHFORD
KENT TN26 3QP**

**BRAND NEW COMMERCIAL UNIT WITH B8 STORAGE & DISTRIBUTION
PERMISSION**

EXTENDING TO A TOTAL OF CIRCA 5812ft² (540m²)

GUIDE RENT - £35,000 per annum

LOCATION

Situated 1.5 miles north of Woodchurch and 2.5 miles south west of Shadoxhurst, which both have local amenities and are easily accessible. The town of Tenterden is 5 miles to the south-west and offers a wider range of facilities and amenities.

Ashford is 7 miles to the north-east and offers a range of amenities and facilities along with links into Kent, the National Motorway Network at the M20 and further national rail links to the county and London in less than 35 minutes. Please see the Location Plan overleaf which identifies the location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From the Kings Head in Shadoxhurst head west on the Woodchurch Road for a mile, then continuing onto the Shadoxhurst Road. After 1.5 miles, passing Coldblow Lane on your left, take the next right, Hendon Barn will be on your left after 150 metres.

DESCRIPTION

A commercial unit with B8 Storage and Distribution consent based with electric gates, onsite CCTV and full-time resident on site. The unit has a secure roller shutter door with a secure steel personnel door for access and is fully insulated. There is a separate w/c and single office internally. The eave height measures at 5.2m. In all approximately 5812ft² (540m²). Opportunity for a long-term lease.

SERVICES

Water and three phase electricity are connected to the building. The electricity is metered separately and will be charged back to the tenant monthly. Internet and phone line to be set up and paid for by incoming tenant.

ACCESS & PARKING

Access is directly and is fully concreted from the public highway. Parking will be discussed with the incoming tenant.

PLANS

The plans provided are for identification purposes only and potential tenants should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in March 2024.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 1 year minimum
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoings will be the responsibility of the tenant including business rates, content insurance and services. Building insurance will be charged back to the tenant separately.
- **Tenants Deposit** – A deposit of one month's rent will be required.

BUSINESS RATES

The property is currently not rated for business rates. For the avoidance of doubt these would be the responsibility of the tenant if rated.

LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of ThirdFort to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

AGENT'S NOTE

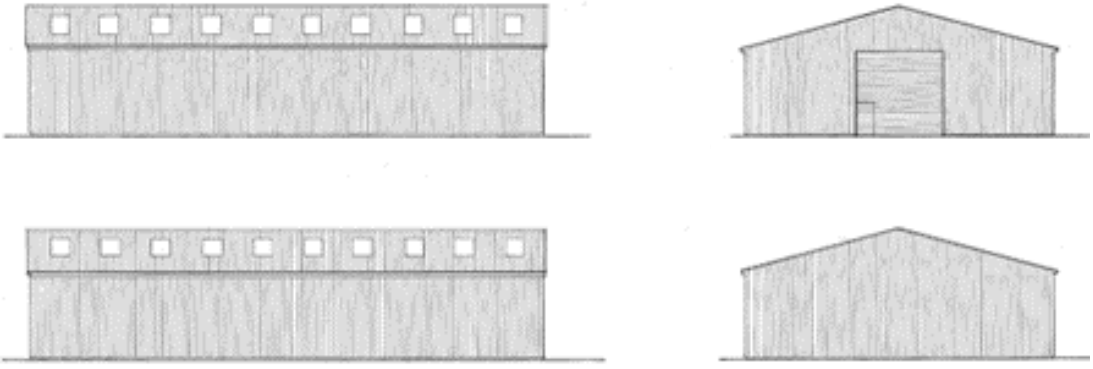
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT

£35,000 per annum



ELEVATIONS



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.