

# Willesborough Industrial Estate

Kennington Road Ashford TN24 0TD

Warehouse | 1,256 - 3,785 ft<sup>2</sup>



Close to M20 J10



Three phase electricity



6m eaves height



Full height roller shutter doors

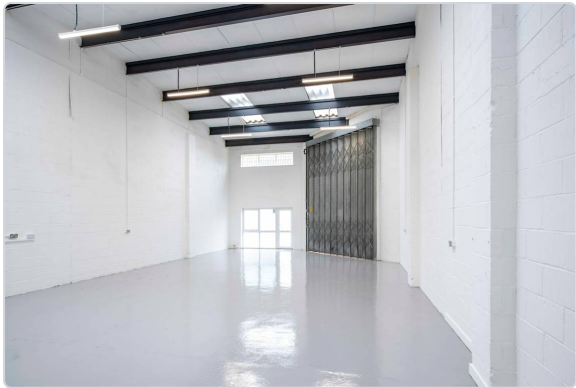


On-site parking

Available to Let

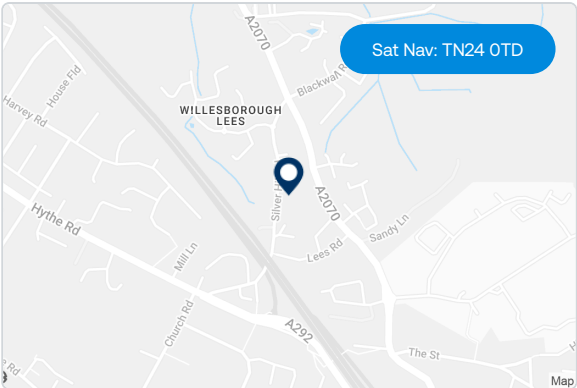


LastMileFirst | [mileway.com](https://mileway.com)



## Description

This industrial unit close to Ashford town centre offers warehouse accommodation with office attached. Outside, there is a concrete loading area and car parking. The units originally date from the 1980 and are made of brick with insulated flat roof.



## Location

Willesborough Industrial Park is a popular industrial estate located on Kennington Road, approximately ¼ mile from J10 of the M20. Ashford town centre is approximately 1-mile north west and benefits from its central position within Kent, accessed via the A20/M20 motorway and 5 mainline railways. The International Passenger Station in Ashford gives direct access to Northern Continental Europe and London is now 37 minutes distant via HS1.

## Further information

**EPC D** **Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

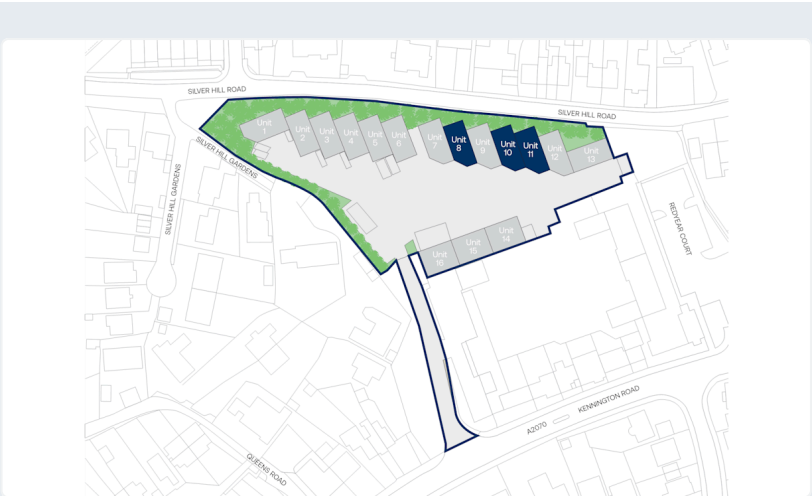
**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Mileway**

Amelia Hosking  
southeast@mileway.com  
0203 991 3516



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8	Warehouse	1,256	Immediately	1,285
Unit 10	Warehouse	1,262	Under offer	1,295
Unit 11	Warehouse	1,267	Immediately	1,320
Total		3,785		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**