



TO LET
WAREHOUSE WITH SECURE YARD AREA

Mill Lane Barn, Canterbury Road, Challock, Ashford

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Canterbury Road
Challock
Ashford
Kent TN25 4BJ

**Single Storey Warehouse with
Secure Yard Area**

TO LET

491.2 m² (5,287 sq ft)

- Three Phase Electricity Supply
- Secure Surfaced Yard
- 4.20 m eaves
- Two storey offices
- Convenient Location

**Viewings strictly by appointment
via agents:**

BTF
William Hinckley or
Will Giles
01227 763663

btf

LOCATION

The property is situated in the village of Challock, near Ashford in Kent, within an accessible rural commercial location benefiting from good connectivity to the surrounding road network. Challock lies approximately 8 miles north-west of Ashford and is conveniently positioned close to the A251, providing direct access to the M20 motorway and wider Kent motorway network.



DESCRIPTION

The property comprises a single storey industrial/warehouse unit arranged across four bays having a steel portal frame with profile steel clad elevations and a pitched profile steel sheet roof with translucent panels.

The front bay of the building provides ancillary office accommodation over ground and first floors, arranged to provide a combination of open plan and cellular offices and staff areas benefitting from central heating via an oil-fired boiler, perimeter trunking, lighting and carpeted flooring.

The remaining three bays provide warehouse/workshop areas having a concrete floor, electrically operated roller shutter loading doors, modern overhead lighting and an eaves height of approximately 4.20m rising to approximately 5.50m at the ridge.

Externally, the property benefits from a level concrete surfaced, secure yard enclosed by metal palisade perimeter fencing, providing open storage, loading and parking facilities.

ACCOMMODATION

The property has the following floor areas (GIA):

Bay	Floor	Accommodation	m ²	sq ft
1	Ground	Offices & Staff	64.3	689
	First	Offices	39.3	423
2	Ground	Warehouse	97.3	1,047
3	Ground	Warehouse	138.6	1,492
4	Ground	Warehouse	151.7	1,633
Total			491.2	5,287

TERMS

The property is available to let by way of a new lease on terms to be agreed. The landlord's preference is for a shorter-term arrangement and interested parties are invited to discuss their requirements with the agents.

RENT

£45,000 per annum exclusive.



DEPOSIT

The landlord reserves the right to request a deposit which will be held by the landlord for the duration of the term.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Factory and Premises - £37,250

The current UBR is 43.2p. Further details are available from the agent or the VOA website.

EPC

Full copy of EPC Certificate is available upon request. The property is currently assessed within band C (67).

**LEGAL COSTS**

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

AGENTS NOTE

The Directors of BTF Partnership have a beneficial interest in this property.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

William Giles
William Hinckley
01227 763663





Land and Property Experts

www.btfdpartnership.co.uk

27 Watling Street Canterbury Kent CT1 2UD

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