

Industrial

Images coming soon

UNIT 2 | FAIRWOOD INDUSTRIAL ESTATE

Suffolk Drive, Ashford, TN23 4FD

UNIT 2 | 6,688 SQ FT

Unit 2 at Fairwood Industrial Estate offers 6,688 sq ft of versatile industrial space across ground and first floors.

Unit 2 at Fairwood Industrial Estate offers 6,688 sq ft of versatile industrial space across ground and first floors. The unit benefits from a 6m eaves height, full-height level access loading doors, and ancillary office accommodation with welfare facilities. Externally, there is a generous loading yard and parking provision, making it suitable for logistics, trade, or light manufacturing operations. Located just 0.7 miles from Ashford International Rail Station and 2.1 miles from Junction 9 of the M20, Unit 2 provides excellent connectivity to London, the Channel Tunnel, and the wider South East.

Lease Type

New

Images coming soon

✓ Unit Summary

- ☒ EPC B
- ☒ Eaves height of 6m
- ☒ Office Accommodation
- ☒ Close to Transport
- ☒ Car Parking
- ☒ Yard Space

£ Occupational Costs

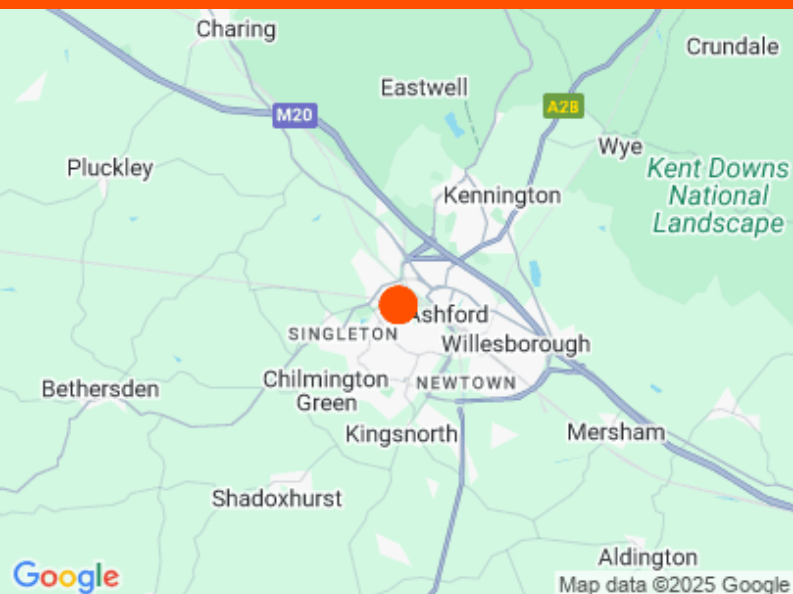
	Per Annum	Per Sq Ft
Rent	£65,209.52	£9.75
Rates	£26,624.00	£3.98
Service Charge	£3,282.36	£0.49
Insurance	£1,434.52	£0.21
Total Cost	£100,290.44	£15.00

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

UNIT 2 | FAIRWOOD INDUSTRIAL ESTATE

Suffolk Drive, Ashford, TN23 4FD



Location

Located in Ashford, Fairwood Industrial Estate sits just 2 miles from Junction 9 of the M20, providing fast access to London, Maidstone, and the Channel ports via the A20 and M20 corridor.



Road
M20: 2 miles



Airport
London Gatwick Airport: 55 miles



Rail
Ashford International Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Connie Snowie

Senior Asset Manager

"Connie is an Asset Manager based in the South."



+44(0) 808 169 7554



For more info please visit: unit.info/U4P0800135

+44(0) 808 169 7554