



**ASHFORD**

THIRTY-FOUR  
ASHFORD, TN24 0HB

**AVAILABLE  
SPRING  
2022**



**NEW BUILD INDUSTRIAL  
WAREHOUSE UNIT  
FOR SALE / TO LET**

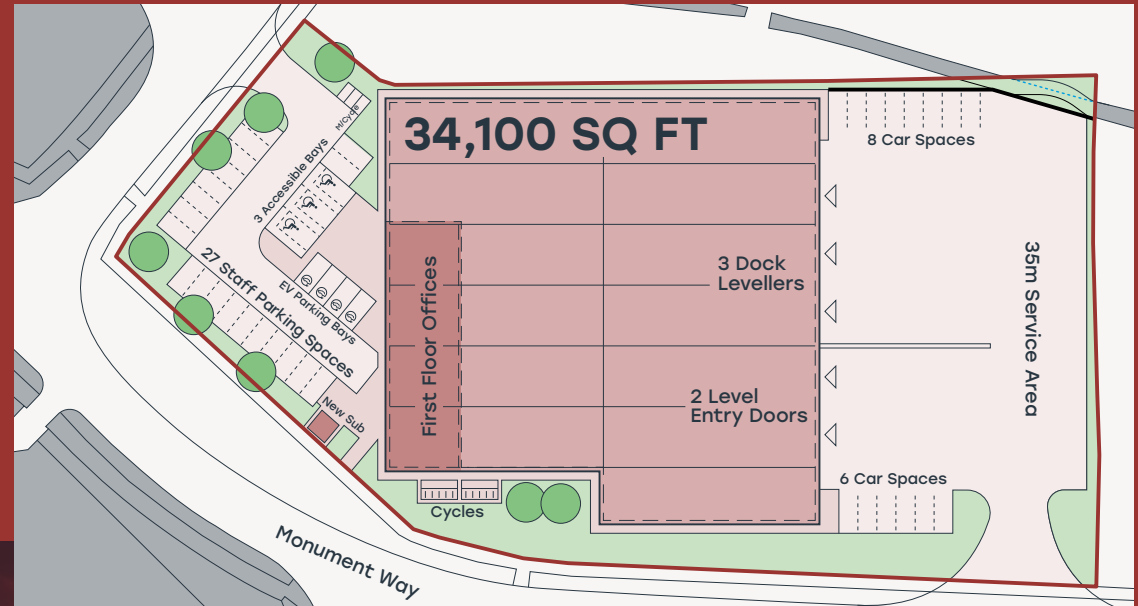
34,100 SQ FT (3,168 SQ M)

**HIGH SPECIFICATION | SELF-CONTAINED UNIT | APPROX 1 MILE FROM M20 (J10)**

# ASHFORD THIRTY-FOUR

**A new 34,100 sq ft industrial warehouse unit with generous 10m eaves height, dock and level access loading doors.**

The self-contained unit offers a prominent position with dedicated office parking, separate HGV entrance and secure 35 metre yard.



## Specification

-  10m eaves height
-  3 dock level loading doors
-  2 ground level loading doors
-  Fully fitted first floor office accommodation
-  Dedicated office car parking
-  Separate HGV access
-  3 phase power 270 KVA
-  Secure 35m yard
-  Benefits from KCC better broadband provision
-  Floor loading capacity 50Kn/m<sup>2</sup>
-  Optional rainwater harvesting system
-  15% roof lights

## Accommodation

Industrial / Warehouse	31,000 SQ FT	2,880 SQ M
First Floor Office	3,100 SQ FT	288 SQ M
<b>Total</b>	<b>34,100 SQ FT</b>	<b>3,168 SQ M</b>

Approximate Floor Areas (GIA)

## Green Initiatives

- Targeting BREEAM Very Good
- EPC Target Rating of 'A'
- PV ready
- 4 Electric vehicle charging points
- High efficiency LED lighting

Partnership with Liftshare, working to promote more sustainable travel.







# ASHFORD THIRTY-FOUR





London ^

**BUS ROUTE-G**  
Just 16-minutes to Ashford International Railway Station



0-mins  Orbital Business Park, Ashford Market





7-mins  Newtown, Stirling Road



16-mins  Ashford, Ashford International Railway Station

Kent v

**Ashford is a great South East location being approximately 50 miles South East of Central London.**

**Ashford 34 is situated on Monument Way, the premier industrial logistics location in Ashford, making it super easy for your fleet, and for your staff and customers.**

-  Adjacent to the A2070, the Ashford southern ring road, Ashford 34 is easy for your staff to get to work.
-  Your fleet can be on the strategic road network in no time with M20, just 1-mile east. The M25 London Orbital is 35 miles northwards.
-  European trade is on your doorstep via the Channel Tunnel, only 13 miles to the south.
-  Ashford International train station is just 35-mins to London St Pancras, with local services available too.

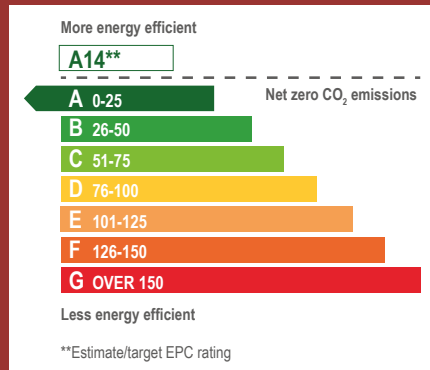
-  Bus Route-G stops outside your front door and is just 16-mins travel time from Ashford International train station, meaning your staff can get to work sustainably.
-  Just 20 miles from the port of Dover for accessing continental European markets, providing resilience to your supply chain routing.

**Ashford 34 ticks all the boxes for your supply chain resilience and staff accessibility.**



## EPC Rating

Target EPC A rating



## BREEAM

Target BREEAM Very Good



## Terms

The property is available on a new lease to be agreed. Freehold available, price upon application.

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending occupiers / purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through TLRE and Caxtons. 5874.co.uk February 2021.

## Further Information

  
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