

# Brunswick Industrial Estate Ashford

Available to Let  
Two industrial/warehouse units  
6,377 – 12,775 sq ft (592 – 1,187 sq m)



Two roller shutter doors



Separate pedestrian door



Minimum eaves height 6m



Ample estate parking



Yard for parking and loading



Access to the A28, linked to M2

# Brunswick Industrial Estate

Units 3 & 4 Brunswick Industrial Estate, Brunswick Road, Ashford TN23 1EL



## Description

The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction with profile steel sheet cladding and an asbestos roof incorporating translucent panels. Currently arranged as a single unit, the property could also be split to provide two units of around 6,500 sq ft, each benefiting from a roller shutter door, parking and loading.

## Location

The property is located on the established Brunswick Industrial Centre, the property situated within a prominent position towards the middle of the estate with nearby occupiers to include Howdens Joinery, Folkestone Fixings, Benchmarx (Travis Perkins) and Wilts Electrical.

## EPC

EPC available upon request.

## Terms

Available for a new lease on terms to be agreed with appointed agents.

## VAT

VAT Payable on rents and S/C.

## Legal Costs

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

## Viewing / Further Information

Please contact:



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## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 3 Warehouse	4,814	447
Unit 3 Office	1,584	147
Unit 3 Total	6,398	594
Unit 4 Warehouse	4,793	462
Unit 4 Office	1,584	147
Unit 4 Total	6,337	589
<b>Total</b>	<b>12,735</b>	<b>1,203</b>

Property owned by **Mileway**

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