

The Glenmore Centre

ORBITAL PARK, CROWBRIDGE ROAD, ASHFORD JUNCTION 10, M20

FREEHOLD
FOR SALE
OR TO LET



NEW DEVELOPMENT OF BUSINESS UNITS 990 - 2,005 sq ft
SET IN A LANDSCAPED BUSINESS PARK LOCATION



TheGlenmoreCentre

Location

The development is located on Orbital Park close to Junction 10 of the M20. Orbital Park is a strategic Local, National and International location situated within the Channel Tunnel Corridor and an area designated for significant commercial expansion. The Channel Tunnel Rail Link provides extremely fast access from Ashford to London St Pancras in only 36 minutes. The Glenmore Centre is situated on Crowbridge Road at the entrance to the Park from the western side approached via New Town and the International Station.

Description

The Glenmore Centre is a new high quality commercial scheme providing a mixture of business space which can be occupied as light industrial, warehouse, or office units within a landscaped setting. The development provides 27 new business units of steel portal frame with high quality mini rib cladding and aluminium windows. Each unit is provided with a first floor storage area, suitable for upgrading to office space.

Specification

- High quality mini rib cladding
- Powder coated aluminium windows and doors

- Ground floor loading capacity 15kn/m²
- First floor suitable for fit out as offices (subject to necessary consents/regulations)
- Minimum 3m clearance under first floors
- Insulated steel clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Allocated parking

Services

Mains gas, water, telecom and 3 phase electricity will be available to each unit.

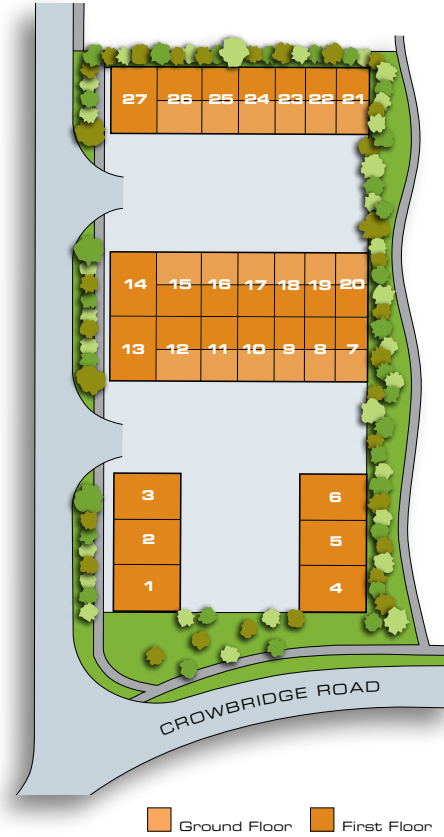
Tenure

Freehold For Sale or To Let under new full repairing and insuring leases, incorporating upward only rent reviews.

Occupiers will pay a service charge for the upkeep and maintenance of the common areas of the development.

Planning

Planning consent has been granted for B1 (office/light industrial) and B2 (General Industrial). Planning consent is not required for a change of use from B1 to B8 (storage and distribution) for units 235 sq m (2,530 sq ft) or less.



Schedule of Accommodation

Unit No.	Ground Floor sq ft	First Floor sq ft	Total sq ft
1	1,034	963	1,997
2	1,027	954	1,981
3	1,034	963	1,997
4	1,027	954	1,981
5	1,034	963	1,997
6	1,034	963	1,997
7	701	302	1,003
8	692	298	990
9	692	298	990
10	831	368	1,199
11	831	368	1,199
12	1,022	473	1,495
13	1,034	963	1,997
14	1,034	963	1,997
15	1,022	473	1,495
16	831	368	1,199
17	831	368	1,199
18	692	298	990
19	692	298	990
20	701	302	1,003
21	709	310	1,019
22	700	306	1,006
23	700	306	1,006
24	840	377	1,217
25	840	377	1,217
26	1,031	475	1,506
27	1,042	963	2,005

All figures quoted are Gross Internal Areas.



For further information contact the owners' agents:

ATRIUM
CHARTERED SURVEYORS
01233 646465
www.atriumsurveyors.co.uk

TAYLOR RILEY
CHARTERED SURVEYORS
01233 629281
www.taylorriley.co.uk

IMPORTANT NOTICE
Atrium and Taylor Riley and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Atrium and Taylor Riley have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

Brochure printed June 2011



TheGlenmoreCentre