

FOR SALE / TO LET

Warehouse with secure compound

UNIT E, LEAROYD ROAD MOUNTFIELD INDUSTRIAL ESTATE New Romney, Kent TN28 8XU



Situation

The property is situated within the established Mountfield Industrial Estate and is approximately three quarters of a mile from the A259 coastal road. New Romney is located between Folkestone (12 miles to the north), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10 and 11 of the M20 Motorway are each approximately 10 miles away, providing access to the motorway network, Channel Tunnel and Dover Port.

Description

A light industrial building situated in a secure compound extending to a site area of 0.20 acres. The building is of steel frame construction covered with profile metal sheet cladding. The building has a minimum eaves height of approximately 4.4 metres and is currently laid out as a ground floor workshop with ancillary stores and toilet. The workshop has two separate roller shutter doors from the side (2.6 m wide x 2.9 m high) and rear elevation (4.2 m wide x 4.4 m high).

The building stands within a secure yard with two separate gated vehicular entrances off Learoyd Road. The yard provides good space for deliveries, car parking and external storage.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Workshop	226.3	2,436
Mezzanine Office	41.5	446
Yard	823.0	8,858

Business Rates

Rateable Value	£5,500
UBR (2009/10)	48.5p
Rates Payable	£2,667.50

Interested parties are advised to confirm these figures with Shepway District Council.



Services

All main services are connected to the premises which benefits from a 3 phase electricity supply and a gas fired space heater in the workshop

Price

Offers are invited for the freehold in excess of **£187,500**. Alternatively the property is available to rent on flexible lease terms. Rent on application.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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www.swandp.co.uk

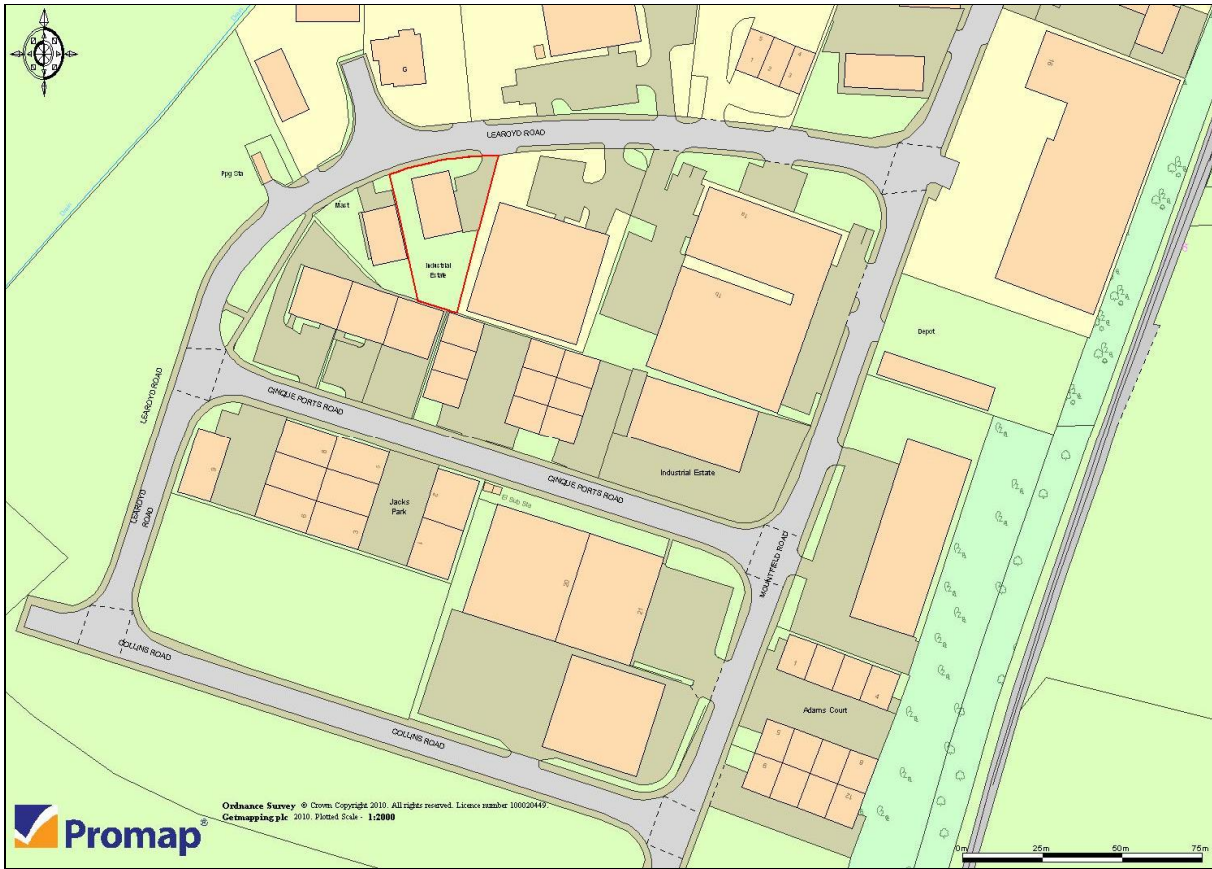
**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 1300/Feb 2010

Smith-Woolley & Perry

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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.