

FOR SALE

Warehouse & Yard

MOUNTFIELD INDUSTRIAL ESTATE New Romney, Kent



Situation

The property is situated to the south east of New Romney just off the A259 coastal road on the established Mountfield Industrial Estate. New Romney is located between Folkestone (13 miles to the east), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10 and 11 of the M20 Motorway are approximately 11 and 9 miles respectively, providing access to the motorway network, Channel Tunnel and Dover Port.

Description

A warehouse and trade counter building standing on a site of approximately **0.5 acres**, formerly used as a builders merchant.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Trade Counter / Office	79.9	860
Warehouse	167.6	1,804
Total	247.5	2,664
Yard	1749	18,828

Business Rates

To be assessed.

Services

We understand that mains drainage, water, gas and electricity are connected to the premises.

Energy Performance Certificate

Full EPC report and certificate are available on request.



Price

Offers are invited for the freehold in the region of £150,000 plus VAT.

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)

1347/June 2010

Smith-Woolley & Perry

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**Mountfield Road Industrial
Estate, New Romney, Kent**



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