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TO LET

MID-TERRACED INDUSTRIAL UNIT



UNIT 2, LYDD ROAD INDUSTRIAL ESTATE, NEW ROMNEY, KENT

LOCATION

New Romney, a popular Cinque Port town of approximately 4,500 inhabitants, is located in the centre of Romney Marsh, roughly 12 miles south of Ashford and 12 miles south-west of Folkestone. New Romney is accessed via the A259T as well as the new Ashford - Brenzett trunk road (A2070). Being one of the original Cinque Port towns, New Romney benefits from a busy tourist trade throughout the year.

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UNIT 2, LYDD ROAD INDUSTRIAL ESTATE,
NEW ROMNEY, KENT

DESCRIPTION

This mid-terrace unit is of concrete portal frame having a double skin asbestos roof with single fibreglass rooflights. The premises have brickwork walls and comprise a single storey industrial building of some 4,950 sq.ft. At the front there is glazing giving good natural light and a double sliding folding door.

ACCOMMODATION

Warehouse: 4,950 sq.ft.

SERVICES

All main services, including three phase electricity are connected to the unit

RATEABLE VALUE

The rateable value is to be assessed. The current Uniform Business Rate multiplier for the year 2010/2011 is 0.414.

TERMS

The premises are available on a short term lease, at a rent of £860 per month.

The landlord insures the building with the tenant repaying the premium.

There is a service charge to cover a proportion of the common costs.

The tenancy will not be protected by Sections 24/28 of the Landlord and Tenant Act 1954.

Both parties are responsible for their own legal costs.

There is a recently issued Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk. This code is supported by the Royal Institution of Chartered Surveyors.



VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN28 8LH.