

Colyer Commercial

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FULLY RACKED WAREHOUSE TO LET ON SHORT TERM LEASE



**LEAROYD ROAD, MOUNTFIELD INDUSTRIAL ESTATE,
NEW ROMNEY, KENT**

LOCATION

The premises are located on the established industrial estate approximately half a mile south of New Romney, within Romney Marsh, Kent. There are good road communications with the A2070 linking to the M20 junction 10 at Ashford, which in turn gives access to the channel tunnel, the port of Dover and the motorway network. Romney Marsh is 72 miles south-east of London.

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DESCRIPTION

A modern warehouse with secure yard and parking, built with a steel portal frame, metal cladding to roof and walls, fibreglass roof lights, sodium lighting, racking installed and small mezzanine floor.

In addition there is a small self-contained flammables store close to the main building. The yard is block paved and there is a single large up-and-over insulated loading door to the main building. There are male and female WCs within the warehouse..

ACCOMMODATION

Ground Floor	Warehouse	10,613 sq.ft.
	Flammables store	739 sq.ft.
Mezzanine		1,123 sq.ft.
Total:		12,475 sq.ft.

SERVICES

All mains services are connected. Gas fired space heating is installed in the warehouse.

RATEABLE VALUE

The unit is to be separately assessed at a rateable value of approximately £30,000. The current rate multiplier for the year until 31.03.12 is 0.433, though transitional relief may affect the amount payable.

TOWN PLANNING

The unit has B8 consent.

TERMS

The premises are offered on a flexible year on year agreement on an internal repairing and insuring liability. Water rates to be included but gas, electricity and business rates to be separately assessed and paid for. The annual rent is £45,000.

There is a formal 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.



LEGAL FEES

The ingoing tenant is to bear the landlord's reasonable legal fees in the preparation of the new lease.

VIEWING

By easy arrangement with the agents, Colyer Commercial.

MAP

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