

TO LET

RURALLY LOCATED WORKSHOP



UNIT 3, SPRING FARM INDUSTRIAL ESTATE,
MOOR LANE, IVYCHURCH, KENT

**RURALLY LOCATED WORKSHOP ON ESTABLISHED
INDUSTRIAL ESTATE**

LOCATION

Spring Farm is located on the southern side of Moor Lane, approximately three quarters of a mile north-west of Ivychurch in the centre of the Romney Marsh. Ivychurch, a small hamlet of nearly 250 inhabitants, is located approximately 10 miles south of Ashford and 3 miles north-west of New Romney. This small estate of former farm buildings is well suited to small scale local enterprise.

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UNIT 3, SPRING FARM INDUSTRIAL ESTATE, IVYCHURCH

DESCRIPTION

Unit 3 is a lean-to workshop extending to 814 sq.ft. with a small office, WC at the rear, concrete floor, good natural light, single phase electricity, 7'10" eaves height and good access onto a large concrete apron for parking.

ACCOMMODATION

Unit 3 814 sq.ft.

SERVICES

The unit benefits from single phase mains electricity with water being connected on site.

TERMS

The premises are available on a flexible basis via a Tenancy at Will, with a month's notice required by either party. The rent in respect of Unit 3 is £6,000 per annum, payable monthly in advance with a month's deposit being held by the landlord throughout the duration of the tenancy. The ingoing tenants will be responsible for both parties' reasonable 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 TN29 0AY

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