

TO LET



**WAREHOUSE PREMISES, UNIT 4, BMS SITE, DENGEMARSH ROAD,
LYDD, KENT**

LOCATION

Dengemarsh Road is south of Lydd town centre, in an industrialized area with good road access to the A259 South Coast road which links the A2070 to Ashford and Junction 10 of the M20 (15 miles).

Lydd is located some 75 miles South East of London, close to the Channel Tunnel at Cheriton (13 miles) and the Port of Dover (18 miles).

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DESCRIPTION

The property is a modern purpose built warehouse with 27'10" (8.48 m) eaves, a steel portal frame, insulated plastic coated galvanized profiled cladding to roof and walls and has large up and over door at each end. There is a large parking area to both front and rear, the front has a concrete apron with consolidated hardcore whilst the rear is consolidated hardcore.

ACCOMMODATION

Warehouse 10,563 sq.ft.
Total site area 0.71 acres

SERVICES

Mains electricity is connected to the building, water and drainage are adjacent to the building.

The warehouse has high bay lighting installed.

RATEABLE VALUE

The property has an assessment of £37,500. The current rate multiplier until 31.03.12 is 0.433

TERMS

An assignment or new sub-lease is available on a flexible arrangement, with the rent to be discussed.

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.



LEGAL FEES

The ingoing tenant will be responsible for both parties legal costs.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching on TN29 9JH.