

TO LET



UNIT 21, MOUNTFIELD ROAD, NEW ROMNEY KENT

LOCATION

Mountfield Road is the established but expanding industrial estate in New Romney, located off Station Road a quarter of a mile east of the town centre and adjacent to the Romney, Hythe and Dymchurch railway. The property is adjacent to Howdens Joinery, opposite the Build Centre and would suit a similar trade use.

New Romney is the main town on Romney Marsh with good access via the A2070 to Ashford and Junction 10 of the M20 (15 miles). New Romney is on the Kent Coast of the English Channel, some 70 miles south-east of London with easy access to the channel tunnel and port of Dover via the M20 motorway.

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DESCRIPTION

A brand new warehouse constructed with steel portal frame, 20' eaves height, internal offices, two large loading doors from the rear service yard and additional car parking to the front of the unit.

ACCOMMODATION

Ground Floor

Warehouse	8,773 sq.ft.
Ground Floor offices:	1,163 sq.ft.

First Floor

Offices	1,163 sq.ft.
Total:	<u>11,099 sq.ft.</u>

SERVICES

All mains services are connected, except gas.

RATEABLE VALUE

We consider that the premises are likely to be assessed at a rateable value of £43,000. The current uniform business rate multiplier for the year 2011/2012 is 0.433.

TOWN PLANNING

The unit has B2 and B8 consent. (General industrial and storage and distribution.)

TERMS

The premises are available on a new Full Repairing and Insuring lease at a rent of £63,825 per annum or FOR SALE with Vacant Possession.

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

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN28 8LH