

TO LET



UNIT P3, LYMPNE INDUSTRIAL ESTATE, LYMPNE, KENT **DISTRIBUTION UNIT WITH SECURE YARD**

LOCATION

Lympne is located close to Junction 11 of the M20 between Ashford and Folkestone, approximately 8 miles south-east of Ashford in a rural location. The estate is part of a former airfield and has a large collection of new and refurbished units. The Channel Tunnel terminal at Cheriton is 5 miles to the east.

Ashford, the designated growth centre of Kent, currently has a population of approximately 54,000 inhabitants and is located in the centre of the county. It benefits from a fine communications network via the A20/M20 and five mainline railways. The international passenger station now gives direct access to northern continental Europe.

/...

DESCRIPTION

A steel framed unit with central support beam to ridge point, with four full width roller shutter doors within the frame and one bay with offices internally.

Large yard area at each side of the unit and wide apron in front to assist loading.

ACCOMMODATION

Ground Floor 6,035 sq.ft.

Yard 15,000 sq.ft.

SERVICES

Mains supplies of water, drainage and 3-phase electricity are connected.

RATEABLE VALUE

The premises are assessed at a rateable value of £27,000. The current uniform business rate multiplier for the year 2011/2012 is 0.433p.

TOWN PLANNING

The unit has B8, storage and distribution consent.

TERMS

The premises are held on a lease from 18th May 1987 for a term of 25 years, expiring 17th May 2012, on full repairing and insuring terms at a current rent of £35,000 per annum. The premises are available by way of assignment at nil premium.

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 all parties' reasonable legal fees in the assignment of the lease.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching CT21 4LR