

FOR SALE or TO LET



**UNIT 1, BMS INDUSTRIAL PARK, 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

A new workshop/warehouse built in 2007 with a steel portal frame, insulated clad roof and walls and large loading doors on the end elevation. The unit has 20' eaves, some high bay lighting and provision for services to be connected. There is a large concrete loading apron and if required Portakabin accommodation for offices and toilet can remain in situ.

ACCOMMODATION

Warehouse 5,062 sq.ft.

SERVICES

All mains services except Gas can be connected. 3-phase electricity is installed.

RATEABLE VALUE

The rateable value is yet to be assessed for this unit. The current uniform business rate multiplier until 31.03.11 is 0.414.

TERMS

The property is offered for sale freehold with vacant possession for the sum of £ 300,000 or for lease on full repairing and insuring terms for a period of 5 years or more at a rent of £ 25,000 per annum exclusive. The incoming tenant will be responsible for both parties 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 on TN29 9JH.