

TO LET



UNIT 12, ADAMS COURT, MOUNTFIELD ROAD, NEW ROMNEY, KENT

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.

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

The premises is a recently constructed end of terrace industrial unit. The premises is constructed by a steel frame with insulated steel profile clad walls and roof. The premises is a bare unit with a 5m eaves height, roller shutter door, 3 phase electricity and a small W.C.

ACCOMMODATION

Warehouse/Storage Area 1,065 sq.ft.

SERVICES

All mains services connected, including 3 phase electricity.

RATEABLE VALUE

The rateable value of the premises is £5,800. The current business rate multiplier for the year 2011/12 is 0.433. A 100% reduction can be obtained by small business rate relief until October 2011 and 50% thereafter.

LEGAL COST

The ingoing tenant is to pay for the Landlord's reasonable legal costs.

TERMS

The premises are available on a new full repairing and insuring lease, for a term to be agreed, at a rent of £4,000 p.a.

There is a formal 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 TN24 8LH