

## TO LET

### HGV PARKING WITH TRANSPORT OFFICE



### *HUSK UK, LYDDEN, KENT*

#### **LOCATION**

The site is strategically located on the A2 six miles from Dover, with traffic lights for easy access. The village of Lydden is half a mile away and the port of Dover is reached by dual carriageway. The Channel Tunnel is a further 8 miles, whilst Canterbury is 12 miles to the north-west.

/...

## **HUSK SITE, LYDDEN**

### **DESCRIPTION**

There is a large parking area of concrete hardstanding, capable of taking 12 HGVs. The site has 24 hour manned secure access in addition to fuel bunkering, warehousing, vehicle wash facility and vehicle maintenance and repair workshops. **A complete transport solution.** The offices comprise rooms for administration, staff rest room with kitchen and storage. Toilet accommodation is located within the gatehouse complex at the site entrance.

### **ACCOMMODATION**

Office	240 sq.ft.
Staff Room	226 sq.ft.
Kitchen	110 sq.ft.
Store	150 sq.ft.

### **SERVICES**

The offices have individual electric heaters.

### **RATEABLE VALUE**

The premises will need to be re-assessed upon occupation. The current uniform business rate multiplier for the year 2011/2012 is 0.426.

### **TOWN PLANNING**

The premises have B8 (warehousing and distribution) consent, with parking.

### **TERMS**

The office and parking is available on a new lease at a rent of £25,000 per annum, with vehicle wash in addition by negotiation. Further services such as warehousing and vehicle maintenance can be arranged; rates upon application.

There is a Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://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**

By arrangement through the agents, Colyer Commercial.

### **MAP**

Find it on Multimap.com by searching CT15 7JW