

TO LET

SURFACED, SECURE YARD WITH GOOD-SIZED PORTAKABIN YARD OFFICE
CONSIDERED TO BE IDEAL AS TRANSPORT DEPOT

YARD EXTENDING TO APPROXIMATELY 0.25 ACRES – CABIN OFFICES TOTALLING
APPROX. 500 SQ.FT



**PART UNIT A1, LYMPNE INDUSTRIAL ESTATE, LYMPNE,
HYTHE, KENT, CT21 4LR**

LOCATION

Lympne is located close to junction 11 of the M20 situated between Ashford and Folkestone with Ashford lying approximately 8 miles to the north-west. The channel tunnel rail link terminal at Cheriton lies approximately 5 miles to the east.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a current population of approximately 60,000 inhabitants, and benefits from a fine communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to northern continental Europe. High speed trains are now running into London with a journey time of 37 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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DESCRIPTION

The premises forms part of the substantial MC Group commercial vehicle sales, rentals and MOT facility. The premises comprises surplus yardage together with Portakabin office. Access is to be provided either via the MC Group main entrance or via an ancillary side access.

The extent of yardage is subject to requirements, extending to a maximum total of approximately 0.25 Acre. The yard to benefit from existing on-site security and perimeter palisade fencing.

ACCOMMODATION

Surfaced yardage extending to maximum 0.25 Acre (approximately 10,900 sq.ft.)

Site Office Portakabin (including kitchen and Wcs) – 500 sq.ft.

SERVICES

Mains supplies of water, drainage and electricity are connected to the Portakabin office.

TOWN PLANNING

We understand that the yard benefits from B8 storage and distribution consent.

TERMS

The surplus yard area with cabin office is offered by way of a flexible lease, for a term to be negotiated. A rental of £1.10 per sq.ft. per annum exclusive is sought, with a minimum rental of £6,500 per annum to apply, allowing for provision of the offices and approximately 3,000 sq.ft. yardage. The landlord to levy a service charge in respect of services provided to the cabin accommodation together with a contribution toward the larger premises' existing business rates assessment.

There is a 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 via the sole agents, Colyer Commercial.

MAP

Find it at Multimap.com searching CT21 4LR