

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 20a/21 Mountfield Road, New Romney, Kent TN28 8LH

W3W: send.reviews.autumn



Library Photo

21,325 sq.ft. WAREHOUSE UNIT ON BUSY ESTATE

TO LET

- 21,325, sq.ft.
- 16ft 7in eaves height
- New lease available
- Large yard area circa 2,000 sq.yards

Rent Sought: £115,500 per annum Plus VAT.

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

The property is located in a prominent position within the Mountfield Industrial Estate at the junction of Mountfield Road with Collins Road, approximately a third of a mile from New Romney town centre.

The nearest towns are Ashford to the north (15 miles) with connections to the M20 motorway and mainline and international railway stations, and Folkestone to the north-east (15 miles) which also connects to the M20 and the Channel Tunnel terminal at Cheriton.

DESCRIPTION

The units are of steel portal frame construction with insulated metal profile clad elevations beneath a pitched insulated roof with skylights. Unit 20a provides 11,442 sq.ft. of warehouse accommodation with an eaves height of 16ft7in rising to an apex of 22ft 6in. This unit is accessed via the yard to the rear of the newer Unit 21 at the front, which provides a further 9,883 sq.ft. of accommodation and includes a small concrete block partitioned office area with WCs and a mezzanine storage area above.

It could be possible to separate the site into two units – ask agent for details.

ACCOMMODATION

Unit 20a (rear workshop) 11,442 sq.ft.

Unit 21 (front workshop) 9,883 sq.ft.

Plus WCs

External yard area: (approx.) 2,115 sq. yards



SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

We understand the premises have a rateable value of £50,000.

The uniform business rate multiplier for the year 2021/22 is 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable.

The rent to be £115,500 per annum.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 60

(Band C). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/> by searching TN28 8LH



VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.