

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

First Floor, Unit 4 Tridax Business Park, Honeywood
Parkway, White Cliffs Business Park, Whitfield, Dover,
Kent CT16 3QX

W3W: prosecuted.amplification.showings



BRAND NEW INDUSTRIAL UNIT ON WELL ESTABLISHED BUSINESS PARK

TO LET

- First Floor Office of 992 sq. ft.
- Easy access on to the A2/A256
- Anticipated completion August 2023
- New Lease Available

Rent: £11,500 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

This property is ideally located on the well established White Cliffs Business Park, with good access to the A2/A256 Cloverleaf junction. Dover, one of Europe's busiest freight ports, is located on the South East coast of Kent. It has a population of approximately 40,000 inhabitants and benefits from a fine communications network via the A2/M2, M20 and the harbour port.

DESCRIPTION

Unit 4 is a mid-terraced unit of steel portal frame construction under insulated profiled steel cladding. The unit is currently still under construction, with anticipated completion in August 2023. It will be finished partly to a shell specification, with exposed concrete flooring and walls but has been fitted with LED lighting and power sockets.

The first floor office is fitted with a kitchenette and WC and includes power sockets, LED lighting and double glazed windows to front and rear providing plenty of natural daylight. Externally, there is parking for 2 vehicles, one space is in front of the roller shutter door and there is a 230V electric charging point for vehicles. There is a shared block paved parking area in the centre of the estate providing overflow parking for all the units.

ACCOMMODATION

First Floor Office 992 sq ft
Including toilet and kitchen facilities.

SERVICES

Mains water and electricity including a single phase supply are connected to the premises.

BUSINESS RATES

The premises are to be re-assessed upon first occupation.

The uniform business rate multiplier for the year 2023/24 is 49.9p.

TERMS

The premises are available by way of a new lease with lease terms to be agreed, the rent to be £11,500 per annum plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs. The tenant will be responsible for the landlord's legal costs in the event that they withdraw from the transaction for any reason.

ENERGY PERFORMANCE CERTIFICATE

To be completed once the unit has been finished. Full report available upon request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.