

Stafford Perkins

CHARTERED SURVEYORS

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Unit 5, Jacks Park, Cinque Ports Road
Mountfield Industrial Estate,
New Romney TN28 8AN

W3W: delight.lilac.concluded



END-TERRACED WORKSHOP/WAREHOUSE ON ESTABLISHED ESTATE

FOR SALE

- 1,915 sq.ft.
- 3-Phase electricity
- Immediate Availability
- 16ft eaves

Price: Offers in the region of £220,000 Plus VAT.

STAFFORD PERKINS

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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

Jacks Park is located on the southern side of Cinque Ports Road, just east of its junction with Learoyd Road in the centre of Mountfield Road Industrial Estate. The estate is located just south of New Romney, one of the ancient Cinque Ports, having a population of a little under 5,000 inhabitants. It is some 12 miles south-east of Ashford and a similar distance south-west of Folkestone and is centrally located within the Romney Marsh.

The Mountfield Industrial Estate is a thriving and established centre of commerce with junctions 10a and 11 of the M20 motorway roughly ten miles distant giving access to the motorway network, the Channel Tunnel terminal and the port of Dover.

DESCRIPTION

Unit 5 is an end-terraced unit of steel portal frame construction of a little under 2,000 sq.ft. It forms approximately 1/6th of a block comprising six units, i.e. three units built either side of a central party wall. Accordingly the buildings have a mono-pitch design and there is a minimum eaves height at the front of some 16ft rising to a maximum at the rear of 21ft 6in. There is profiled insulated steel cladding to side elevations and roof, whilst the party walls to the rear and side are of full height concrete block construction. The unit benefits from a concrete floor and there is a folding up-and-over door some 12ft 6in wide by 14ft 5in high. To the rear of the unit there are disabled and able bodied WC facilities and a small PortaKabin style office has been left by the previous occupier. There is a separate personnel door to the front elevation. The unit benefits from generous skylights which are augmented by sodium floodlighting. Externally to the front there is an area of communal hardstanding for car parking and loading/unloading.

ACCOMMODATION

Ground Floor Workshop/Warehouse: 1,915 sq.ft. (approximately)

SERVICES

Mains water and 3-phase electricity are connected to the premises. The site has a gas supply but it is currently not metered.

BUSINESS RATES

The premises are described as 'workshop and premises' with a Rateable Value of £10,750.

The uniform business rate multiplier for the year 2025/26 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

TERMS

The Freehold interest with vacant possession upon completion is available and offers are being sought in the order of £220,000 plus VAT.

LEGAL COSTS

Each party to be responsible for their legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 81 (Band D).

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

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