

Stafford Perkins

CHARTERED SURVEYORS

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Unit 3, Adams Court. Mountfield Industrial Estate,
Cinque Ports Road, New Romney TN28 8LH



MID-TERRACED WORKSHOP/WAREHOUSE ACCOMMODATION

TO LET

- Circa 1,100 sq. ft.
- 95% mezzanine
- Immediate Availability
- 3 Phase electricity
- 16'3" eaves

Rent Sought: £11,250 per annum exclusive.

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 Mountfield Road Industrial 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.

DESCRIPTION

This mid-terraced industrial unit is located on a development of a dozen similar units built in 2004 and is of steel portal frame construction having insulated profiled steel cladding to walls and roof. There are skylights within the roof augmented by fluorescent strip lights internally. The unit has an eaves height of some 16'3", rising to an apex of 19'9" however a mezzanine floor has been installed to about 95% of the building, with a clear height under the mezzanine of some 8'2". There are WC facilities on the ground floor and a small kitchen area within the mezzanine above. Externally there is an area of concrete hardstanding for loading/unloading and car parking. Adams Court is a securely fenced development within a steel palisade fence with double secure gates.

ACCOMMODATION

Ground Floor: Workshop/Warehouse: 1,116 sq.ft.

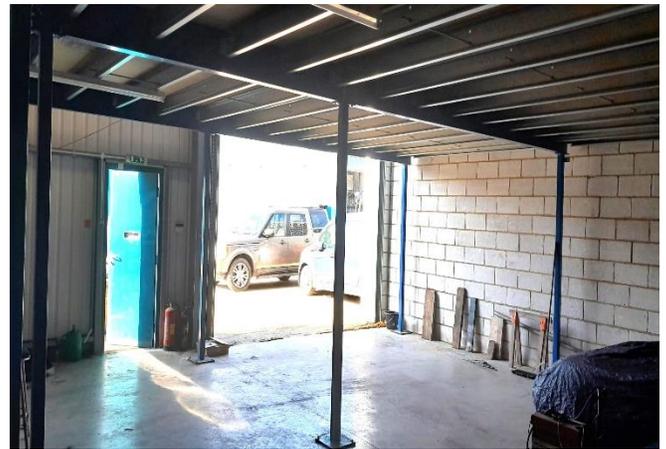
Mezzanine: Storage/Offices 985 sq.ft.

SERVICES

3-phase electricity (80 amps per phase), mains water and drainage are connected to the premises.

BUSINESS RATES

The premises are described as "workshop and premises" and assessed at a Rateable Value of £6,700. The current 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 premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable however, a rent in the order of £11,250 per annum is being sought. There is no VAT applicable in this instance.

LEGAL COSTS

The ingoing 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 62 (Band C). Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

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