

1 Year Rent Free*

TO LET

Industrial Unit & Yard

UNIT 4 POULTON CLOSE Dover, Kent CT17 0HL

SW&P

chartered surveyors

Location

The premises are situated on the well established Coombe Valley Industrial Estate, just 1 mile west of Dover town centre. Dover has a population of 35,000 and benefits from a superb communications network with direct access to the A2/M2 and A20/M20.

Description

Unit 4 extends to a gross internal area of approximately **3,919 sq ft (364 sq m)**. The building is of concrete portal frame construction with profile metal sheet cladding and was previously used as a gym but also with planning permission for traditional industrial uses including motor vehicle repair

The warehouse/workshop has a minimum eaves height of 3.4 metres accessed via a 2.5m wide roller shutter door. The accommodation benefits from a separate customer entrance with reception area, ancillary office and kitchen, as well as male and female toilets and shower facilities. The property has 8 allocated parking spaces plus a useful additional yard for open storage

Services

Mains water, electricity and drainage are connected to the premises.



Business Rates

Rateable Value	£14,500
UBR (2011/12)	43.3p
Rates Payable	£6,278.50

Interested parties are advised to confirm these figures with Dover District Council.

Energy Performance Certificate

Full EPC report and certificate are available on request.

Terms

The premises are available on flexible lease terms at a commencing rent of **£15,500 per annum** exclusive, plus VAT. (*Subject to status and minimum 5 year lease).

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact Joint Agents:

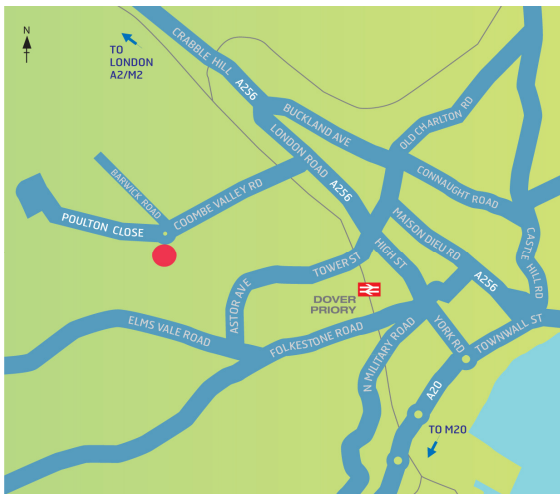
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SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

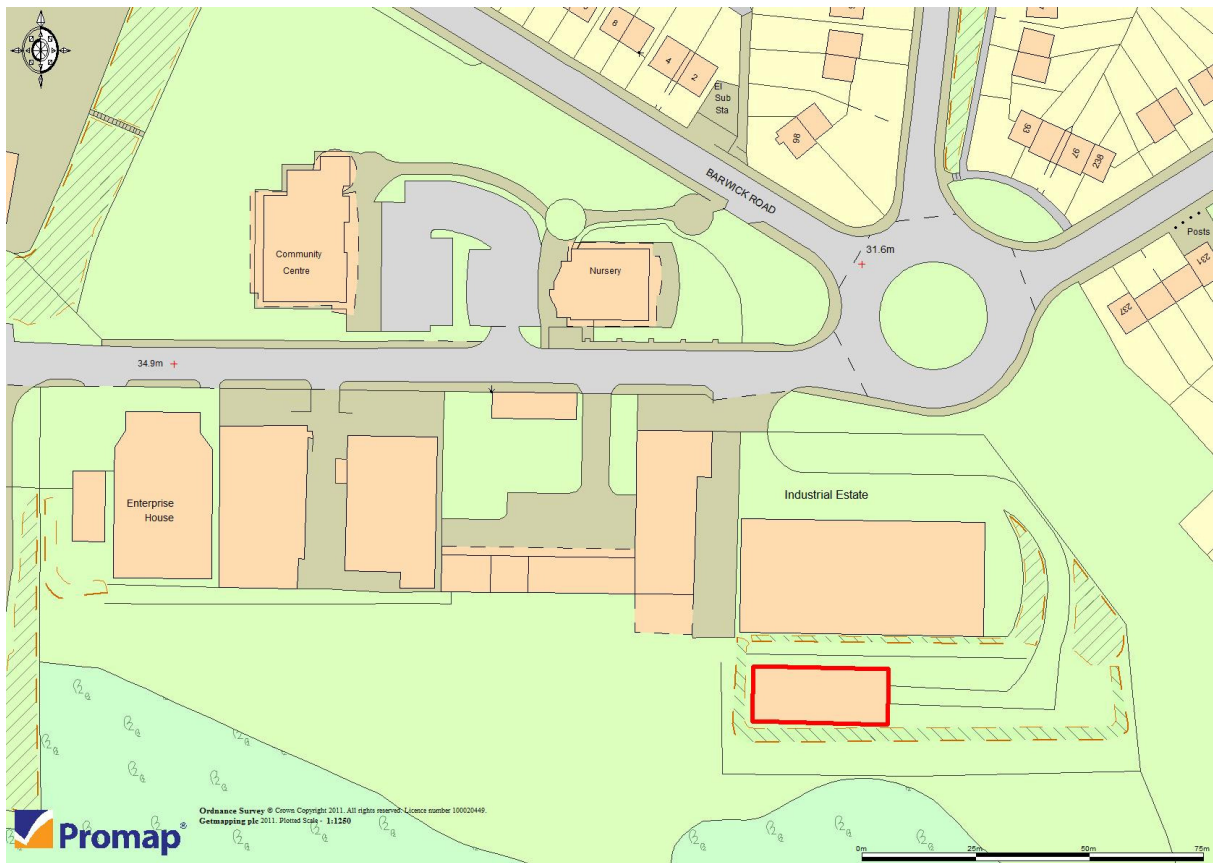
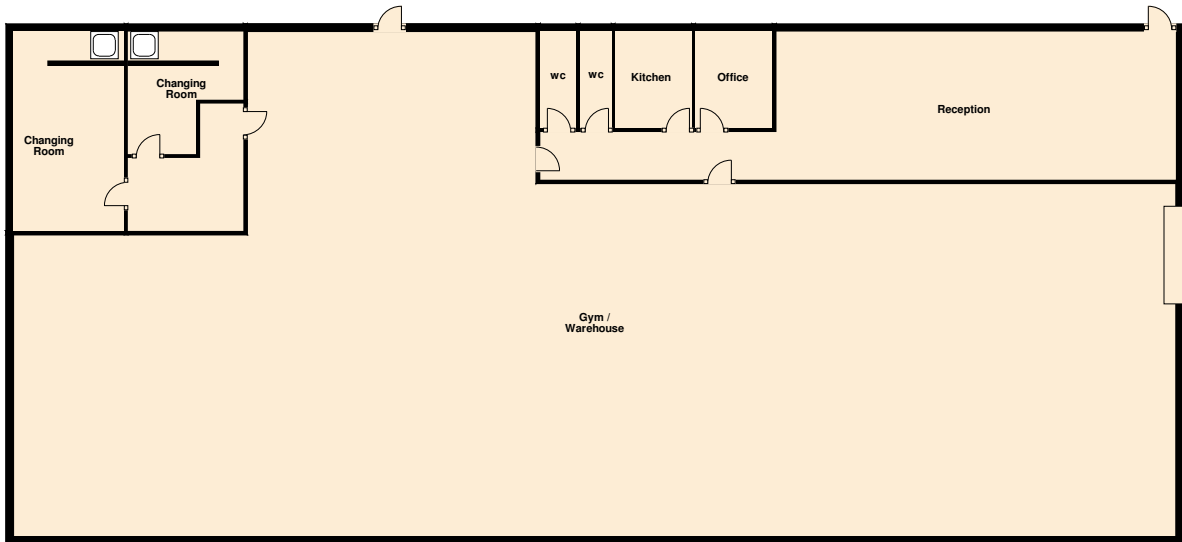
1339/September 2011



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Floor plan & site plan for information purposes only.

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.