

Unit 2H, Learoyd Road

Mountfield Industrial Estate, New Romney, Kent TN28 8XU



- Detached Modern Building
- Suitable for a Variety of Uses Within B2, B8 & Class E(g)(iii)
- Connected to all Mains Services
- 3-Phase Electricity Supply

WORKSHOP UNIT
TO LET

180.0 m² (1,937 sq ft) approx.

LOCATION

The property is located on the Mountfield Industrial Estate. An established trading estate popular with motor trade, warehouse, and distribution occupiers, situated just south of New Romney, being approximately 12 miles south of Ashford and 15 miles southwest of Folkestone.

DESCRIPTION

The property comprises a detached single storey industrial/ workshop unit of concrete portal frame construction, having brick and block elevations beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged as an open workshop with integrated office, staff areas and WCs. It is finished to modern specification having a concrete floor, modern diffused lighting, and a roller shutter door. It has an eaves height of approx. 3.00m rising to 4.00 at the ridge.

Externally, the property benefits from rights of access over the entrance and estate road, as well as parking and loading to the front and side of the building.



ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Workshop/ Stores	180.0	1,937

TITLE

The property is owned Freehold under Titles K468571 & TT146905.

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

The freehold interest is also for sale with vacant possession.

RENT

Our client is seeking a rent of £17,500 per annum (exclusive of Business Rates and VAT).

PRICE

Our client would consider offers from £250,000.

DEPOSIT

In respect of a letting a deposit equivalent to a minimum of three months will be held for the duration of the term.

BUSINESS RATES

The property has been assessed as follows:

Workshop & Premises: £11,250

USE CLASS

The property is deemed suitable for a variety of uses within B2, B8 & Class E(g)(iii).

EPC

A copy of the Energy Performance Certificate can be made available upon request.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Any intending tenant or purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services have been tested by Sibley Pares.

FINANCE ACT 1989

Value Added Tax (VAT) is not payable on the rent or in addition to a purchase price.

PLANS

Any plans provided are for indicative purposes only.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

PHOTOGRAPHS

The photos were taken in May 2024.

VIEWINGS

Strictly by appointment via sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281



Sibleypares.co.uk



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