

Units 1 & 2, Channel View Road

Dover, Kent CT17 9TW



- A Mix of Warehouse, Stores & Offices
- A Fenced and Secure Site
- Yard, Parking & Loading to the Side
- Minimum 6.7m Eaves
- 3-Phase Electricity Supply

INDUSTRIAL / WAREHOUSE
TO LET
2,103.3 m² (22,641 sq ft) approx.

LOCATION

The property is located on Channel View Road, a no through access road which climbs up from a direct connection to the A20, overlooking Dover Harbour's Western Docks and The Cruise Terminal.

Dover is located only 6 miles from the Channel Tunnel Terminal, approximately 80 miles south-east of London and is the access point to the busiest international shipping strait in the world.

The site is strategically located within 1 mile of the Dover Ferry Port with easy access onto the A20 which links to the M20 motorway.

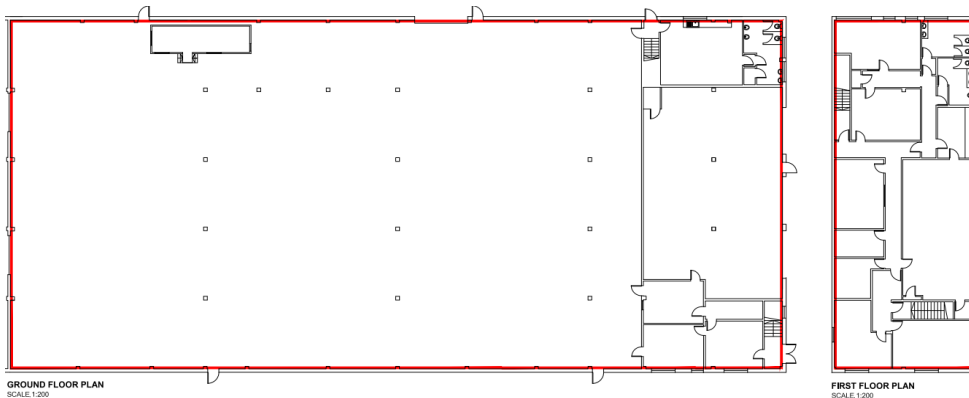
DESCRIPTION

Units 1 & 2 form part of a terrace of interconnecting warehouse bays of steel portal frame construction with brick and metal profile clad elevations beneath a pitched insulated profile clad roof incorporating translucent panels.

The units provide open warehouse accommodation with ancillary offices, stores, staff and WCs on part ground and mezzanine levels. They are finished to a modern specification to include concrete flooring and modern lighting. The units are connected to all mains services including a dedicated 3-phase electricity supply.

Externally there is a dedicated yard area allowing for parking and loading to the side.

FLOOR PLAN



ACCOMMODATION

Having measured the property we calculate it to have the following approximate floor areas (GIA):

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	1780.8	19,168
Mezzanine	Offices	322.5	3,473
Total		2,103.3	22,641

TERMS

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

NB: The units are not able to be subdivided and let individually.

RENT

Our clients are seeking a rent equivalent to £6.25 psf overall (exclusive of rates, service charges, insurance & VAT).

BUSINESS RATES

Interested parties are encouraged to make their own enquiries via the relevant local authority.

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

INSURANCE

The landlord will arrange buildings insurance with the tenant responsible for reimbursing the fair proportion of the total premium. Full details are available upon request.

USE CLASS

The property is suitable for a variety of uses within Classes B2, B8 and Class E (Commercial, Business and Service), formerly B1.

PLANS

Any plans provided are for indicative purposes only. Copies of the floor plans can be made available upon request.

EPC

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

FINANCE ACT 1989

Unless otherwise stated, rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

LEGAL COSTS

Each party to bear their own.

MISREPRESENTATIONS ACT 1967

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

VIEWINGS

By appointment only via sole agents Sibley Pares:

Ned Gleave

ned.gleave@sibleypares.co.uk

01233 629281



Phil Hubbard

phil.hubbard@sibleypares.co.uk

01622 673086



sibleypares.co.uk





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