



Property Details

the voice of experience

Per Annum

£25,000 Per Annum



Unit 7 Marlborough Road , Deal CT14 9LE

- **SPACIOUS INDUSTRIAL UNIT TO LET**
- **LARGE PARKING AREA TO FRONT**
- **LEASE TERM TO BE AGREED**
- **KITCHEN AND OFFICE AREA**
- **THREE PHASE ELECTRIC**
- **ENERGY RATING - D (99)**



To arrange a viewing please call **01304 246111**

FANTASTIC OPPORTUNITY TO RENT THIS SPACIOUS INDUSTRIAL UNIT WITH AMPLE PARKING SPACE TO THE FRONT. The unit comes with office, kitchen and WC. The unit has a number of potential uses/business use.

The property has three phase electric.

Ideally located, the spacious industrial unit is situated behind secure gates at the end of Marlborough Road, Deal. With easy access to the centre of Deal, or a short drive to Dover, Sandwich and Canterbury. The unit has potential for a number of uses and offers in addition to the unit space, office, kitchen and WC. To the front is a large area with parking for a number of vehicles.

Large rolling sideways doors gives access to the main unit.

Space of approximately 178 sqm.

Further front door leading to office areas, kitchen and WC.

Approximate size 53sqm.

Externally

Large front parking area for a number of vehicles.

Rateable Value

£13,750

Rent

£25,000 per annum.

Quarters rent to be paid in advance.

Deposit required, equivalent to three months rent, so £6250.

Lease

A new lease to be agreed. The incoming tenant will be responsible for internal and extremal repairs.

Energy Performance

Energy Rating - D (99)

Legal Costs

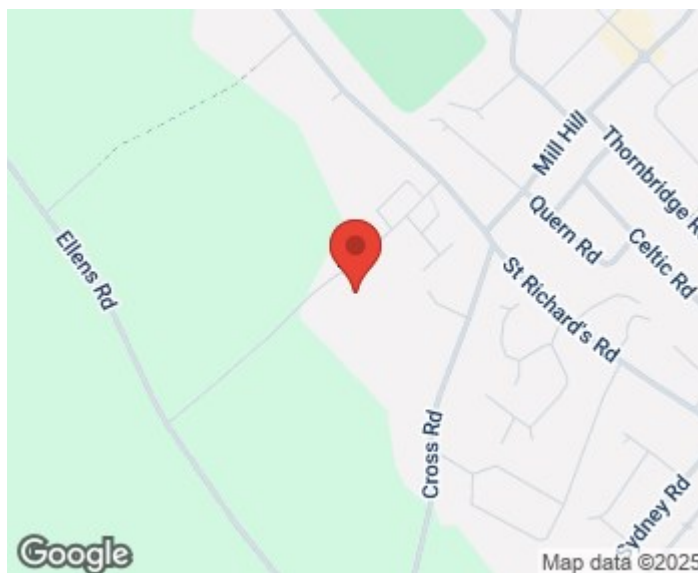
Landlord and tenant to pay their own legal fees.

The above information should be checked by your legal representative before proceeding.

Viewings

Strictly by appointment only with Tersons 01304 246111

Email - Dover@tersons.com



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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