

**FOR SALE (Rental considered)
Secure Freehold Industrial Site
Winchelsea Works, Dover, CT17 9SS**

smith
woolley
chartered surveyors

Price Reduction

18,452 sq.ft. industrial space currently used for recycling on 2.4 acre Site with 24/7 access

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

The property is situated on the western side of Dover, within a mixed commercial and residential location, just off the B2011 Folkestone Road. Dover and has good communications with Europe via the Eastern and Western Docks and access to London and the southeast via the M20/A20 and M2/A2. The site is accessed via a private road leading from Winchelsea Road.

Description

The site is contained within a former chalk quarry and comprises a range of industrial, office and storage buildings set within a mostly concrete surfaced site of approximately 1-acre usable site area. Total site area approx. 2.4 acres. Secure site with 24/7 access and with good access for articulated lorries. The buildings on site provide workshop, storage and office accommodation. Details are as follows:

Accommodation

	Gross Internal Area	
	sq ft	sq m
Main warehouses	11,060	1027.5
Open sided warehouse	5,529	513.6
2-Storey admin. Block inc:		
Ground - Staff, labs, WCs	932	86.5
First floor - Offices and WCs	<u>932</u>	<u>86.5</u>
Total:	18,452	1,714.1

In addition, there are historic tunnels which were used during WW2 as air raid shelters. Access to the tunnels from within the main yard area.

Services

We understand mains water, drainage and substantial electricity supply are connected to the unit. There is also an independent water supply to the site, having its own bore hole. No gas. The site benefits from a waste license.

Business Rates

The property has the following rateable assessment:

Rateable value: £67,000

UBR 2024/25: 0.512p

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

Energy Performance Certificate

Full EPC report and certificate are available on request. The unit has a current energy efficient rating of 78 (Band D).

Freehold Price

The property is available for sale freehold (Title number K78941) at a price of **£1,350,000 plus VAT**. Each party to pay their own legal costs.

Rental of property may be considered.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

Philip Clapham

philip.clapham@smithwoolley.com

01303 226622

Siobhan Wood

Siobhan.wood@smithwoolley.co.uk

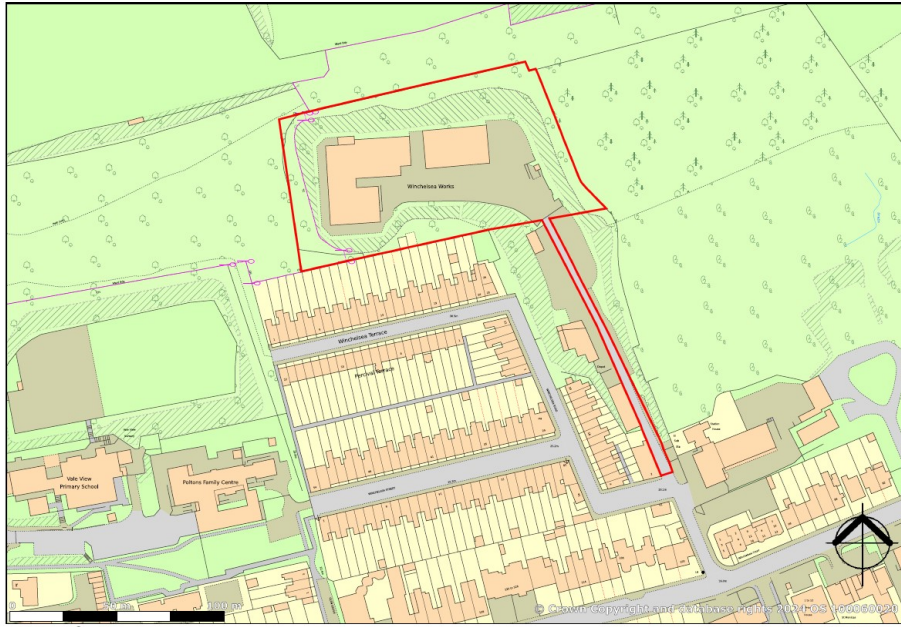
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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT.

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

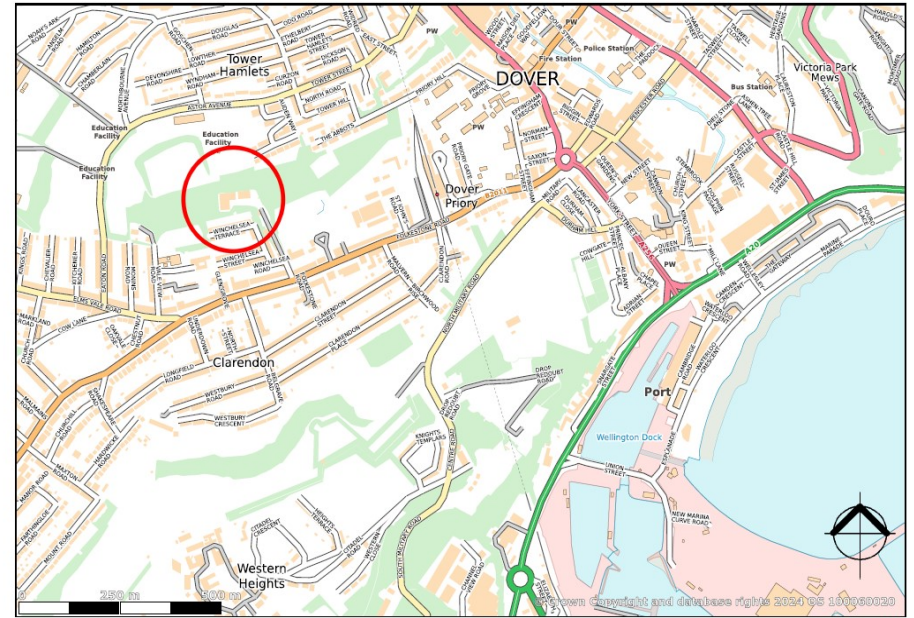
2410/May 2024



created on edoza

Plotted Scale - 1:1,945

Approximate site boundary



created on edoza

Plotted Scale - 1:10,000

Location plan



Tunnel Cave

