

FOR SALE

**Unit 1, Adams Park
Mountfield Industrial Estate
New Romney, Kent TN28 8LH**

smith
woolley
chartered surveyors



1,100 sq ft unit on popular industrial estate

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The unit is situated to the south east of New Romney just off the A259 coastal road on the established Mountfield Industrial Estate. New Romney is located between Folkestone (13 miles to the east), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10a and 11 of the M20 Motorway are approximately 11 and 9 miles respectively, providing access to the motorway network, Channel Tunnel and Dover Port.

Description

Unit 1 is an end of terrace light industrial warehouse within a gated estate benefiting from both roller shutter and personnel access doors. There are WC facilities and a tea point located to the rear of the unit. Externally there is shared access over the concrete forecourt and parking is available to the front and side of the unit.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 1	102	1,100

Business Rates

Rateable Value £6,700

UBR (2024/25) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Services

We understand electricity, mains drainage and water are connected to the premises.

Energy Performance Certificate

Pending

Price

The property is available for sale freehold at a guide price of **£157,500 (no VAT)**.

Legal Costs

Each party to pay their own legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

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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)

2424/May 2024



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.