



269 Cassino Square, Guston  
£9,324 pa ( Exclusive of service charge)





# Fort Burgoyne, Fort Burgoyne Road, Dover, CT15 1HL

Miles and Barr Commercial are delighted to be assisting the Land Trust as their sole letting agent in the marketing of some newly refurbished commercial units within the historic Fort Burgoyne

## **Background**

The Fort, was originally built in the 1860s as one of the Palmerston forts around Dover in south-east England. The land trust manages the overall site and is breathing new life into this historic monument. They have successfully obtained planning permission for the conversion and refurbishment of three vaulted units which were known as Casemates.

## **The Opportunity**

The permission allows for Use Class E which incorporates a wide number of business uses - examples being: General office use also including Estate Agencies, Employment Agencies and Solicitors – other permissible uses include Gymnasium, Doctors' surgery, Clinics and Health Centres, R&D facilities and general light industrial business.

## **Accommodation**

There are three units readily available for letting and each comprise a total net area of approximately 770 sq ft (71.53 sq m). The tenants also have access to a communal break-out area providing a kitchenette and WC facilities. This area is excluded from the rental calculation.







## Terms

Each unit is being offered on an initial Lease for a minimum term of 5 years on an internal repairing basis at a rent of £12.00 per sq ft exclusive. In addition to the rent, there will be a fixed charge of £6psq ft for the provision of services to include:

- Landscape maintenance (including winter gritting)
- Electricity
- Water
- Sewage
- Bulk refuse bin emptying
- Cleaning of common parts including kitchen and toilets
- M&E plant servicing including legionella checks
- Security patrol
- Response repair management service
- Building insurance

The Landlord will reserve a right to review the fixed charge for services in line with RPI.

Business Rates will be payable by occupiers of the units and prospective tenants are advised to make their own enquiries direct to Dover District Council on this matter.

EPC- TBC







### Office Space

770 sq ft approximately.

### Car parking

There is ample car parking on site and each unit can have the use of at least 5 free spaces. More may be available by negotiation. Access is monitored by CCTV

### Security and access

The site is protected by monitored CCTV out of operational hours

Operating hours of the site are intended to be Monday – Friday 8am – 7pm. Access outside of these times will be subject to agreement.

Access to the site is presently via locked gates which tenants will have a role in securing as they enter and exit the site during operational hours.

Whilst the Trust is working towards providing open public access to Fort Burgoyne, this is not presently possible and tenants will need to manage visitor access.







## Miles & Barr

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About the Land Trust: [www.thelandtrust.org.uk](http://www.thelandtrust.org.uk)

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.