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**Industrial Units on Poulton Business Park,
Poulton Close, Dover, Kent CT17 0HL**



**Industrial Units in an Established Location
112.9m² to 225.80m² (1,215 ft² to 2,430 ft²)
UNITS AVAILABLE TO LET**

FEATURES

- Established Location
- Roller Shutter Door
- Modern Unit
- Available immediately

CONTACT



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LOCATION

Poulton Close is a well-established industrial area on the outskirts of Dover in an Area of Outstanding Natural Beauty on the Kent Downs. Dover accesses the main national motorway network via the A2 and A20/M20 motorway. Junction 13 of the M20 is 5.8 miles distant. Dover Priory Railway Station is 1.2 miles.

DESCRIPTION

The units are in a terrace of similar units and are steel portal-framed and were constructed between 1985-1993. The units have steel roller shutter doors, pedestrian access door, office, kitchen area and WC. There is forecourt parking to the front of the units.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

Area	Description	Ft ²	M ²	Rent PA	Rateable Value
Unit 3	Industrial area, including Kitchen, Office & WC	1,215	112.90	£8,700	£6,300
Unit 5	Industrial area, including Kitchen, Office & WC	1,215	112.90	£8,700	£6,100
Unit 12	Industrial area, including Kitchen, Office & WC	1,228	114.04	£8,900	£6,600

TERMS

The units are available to rent on full repairing and insuring terms at an initial rent from £8,700 per annum per unit exclusive of all other outgoings.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Available and will be supplied on request.

Viewing

Via Sole Agents Caxtons 01227 788088

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