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



**Industrial Unit in an Established Location
1,215 ft² (112.9m²) approx
UNIT AVAILABLE TO LET**

FEATURES

- Established Location
- Roller Shutter Door
- Modern Unit

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 unit in a terrace of similar units and are steel portal-framed and were constructed between 1985-1993. The unit has a steel roller shutter door and pedestrian access.

ACCOMMODATION

The property comprises the following approximate dimensions (gross internal area):

Area	Description	Ft ²	M ²
Ground Floor	Industrial Area Kitchen Area WC	1215	112.9

TERMS

The property is available to let on full repairing and insuring terms at an initial rent of £8,500 per annum 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.

Business Rates

According to the Valuation Office Agency website the Rateable Value is £6,200. The Uniform Business Rate for the year 5 April 2017/2018 is 46.6p in the £. Certain reductions may be available.

For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates..>

EPC

Available and will be supplied on request.

Viewing

Via Sole Agents 01227 788088

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Where applicable all figures quoted are exclusive of VAT.

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