

Poulton Business Park, Poulton Close, Dover, CT17 0HL



Multi Let Industrial Estate in Established Location

112.9 to 225.8 sq m
1,215 to 2,430 sq ft

TWO UNITS AVAILABLE TO LET

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

Please see our marketing particulars for current availability.

The Estate comprises a useful combination of a terrace of 14 nursery units and five larger detached units from 2,577 to 9,700 sq. ft. GIA. The buildings on the estate are steel portal-framed and were variously constructed between 1985-1993. The estate is on two levels – the upper level occupied by Units 18, 18a and 19/20 .

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants

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Registered Number: 2492795



Current Availability

Approximate dimensions measured on a Gross Internal Area (GIA) basis.

Unit	Ft ²	M ²	Rent	Business Rates Payable
5	1,215	112.9	£7,600	£2,928
11	1,215	112.9	£7,600	£2,928

Terms

The units are available to let on full repairing and insuring terms.

Planning

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

Rates

Certain reductions may be available. For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates>.

Service Charge

A service charge is levied by the landlord that covers the cost of maintenance of the estate. The current service charge is £380 per annum.

Legal Costs

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

VAT

All sums are subject to VAT.

EPC

Available and will be supplied on request.

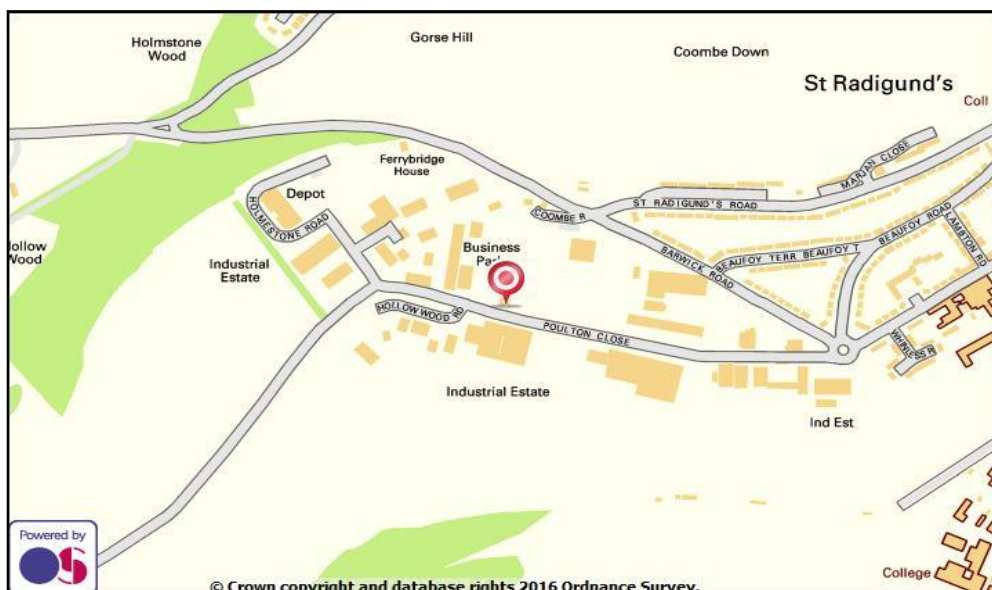
Viewing

By appointment with Joint Agents



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