

## UNIT 9 ADAMS COURT, MOUNTFIELD INDUSTRIAL ESTATE, MOUNTFIELD ROAD, NEW ROMNEY, KENT, TN28 8LH

### FOR SALE



### LIGHT INDUSTRIAL/WAREHOUSE UNIT FOR SALE Approx 103.54 sq m (1,115 sq ft)

**PRICE: £75,000**

#### Location

Mountfield Road is the established industrial location in New Romney. It is less than half a mile from the town centre and within easy walking distance of the RHD Railway. The property is opposite Howdens Joinery.

New Romney is easily accessible from Ashford via the A2070 and is 15 miles from the M20 at junction 10. New Romney is on the Kent coast, 70 miles south east of London with easy access to the Channel Tunnel and the Port of Dover.

#### Description

The property is off steel framed construction with insulated panelling to roof and elevations. The roof comprises approximately 10% insulated translucent panels. There is a power floated concrete floor, sectional up and over door and three phase power.

## **Special Features**

- Three Car Parking Spaces plus Loading Bay
- High Level Halogen Lighting
- 5m Eaves
- All Mains Services
- Prominent Position at Front of Estate
- Admiral Security System Installed
- Palisade Security Fencing with Gated Entry to Site

## **Terms**

The property is available for sale freehold with vacant possession.

## **Planning**

The planning permission is for warehouse and light industrial use (classes B1 and B8), as amended, under the Town & Country Planning Act. Prospective tenants are recommended to make their own enquiries with the planning authority to ensure that their proposed use is permissible prior to entering in to formal contracts.

## **Legal Costs**

Each party to pay their own legal costs.

## **Rates**

The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## **VAT**

Please note that VAT may be chargeable.

## **Viewing**

Strictly by appointment through sole agents Hindwoods Hunter Payne.

**CG4377**