

# FOR SALE

## INDUSTRIAL UNIT WITH ENCLOSED YARD ON 1.1 ACRE SITE

smith  
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**POULTON CLOSE, DOVER, CT17 0UB**

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### Situation

The unit is located just off Hollow Wood Road within a cul-de-sac forming part of the established business estates on Coombe Valley Road and Poulton Close.

The port of Dover is less than 2 miles away and access to the A2 and A20 are both within approximately 10 minute drive of the property.

### Description

This former engineering workshop sits on an enclosed site of approximately 1.1 acres.

This steel portal frame unit comprises a large ground floor workshop, currently divided into three separate working areas. A first floor provides 4 offices, a staff room, kitchen, and W.C. facilities. The offices feature suspended ceilings, double glazing, carpeting, and recessed panel lighting.



The unit also benefits from a maximum eaves height of approximately 5.5m, concrete flooring, florescent strip lighting, and Perspex roof lights. There are also three roller shutter doors giving access to the industrial unit along with separate personnel doors.

### Accommodation

	Approx. Gross Internal Area	
	sq. m.	sq. ft.
<b>Ground Floor</b>		
Industrial Unit	752.70	8,102
<b>First Floor</b>		
Offices, staffroom	112.59	1,212
<i>Including kitchen and W.C. facilities</i>		
<b>Total</b>	<b>865.29</b>	<b>9,314</b>

### Energy Performance Certificate

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 97 (Band D).

### Business Rates

Rateable Value                £34,500

UBR (2018/19)                48.0p

Interested parties are advised to confirm these figures with Dover District Council.

### Price

The property is available for sale at a price of **£695,000 (no VAT)**.

### Legal Costs

Each party to pay their own legal costs.



**Viewing**

Strictly by appointment through the joint selling agents.

**For Further Information Contact:**

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*Or joint agents:*

**Watson Day Chartered Surveyors**

Julian Scannell

**01634 668000**

**VACANT POSSESSION UPON  
COMPLETION  
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request) A3039/October 2018

