FOR SALE



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.
Ground Floor		
Industrial Unit	752.70	8,102
First Floor		
Offices, staffroom	112.59	1,212
Including kitchen and	l W.C. facilities	
Total	865.29	9,314

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.





Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Viewing

Strictly by appointment through the joint selling agents.

For Further Information Contact:

Siobhan Wood siobhan.wood@smithwoolley.com 01233 640800

Kathreen Robertson <u>kathreen.robertson@smithwoolley.com</u> **01303 226622**

www.smithwoolley.com

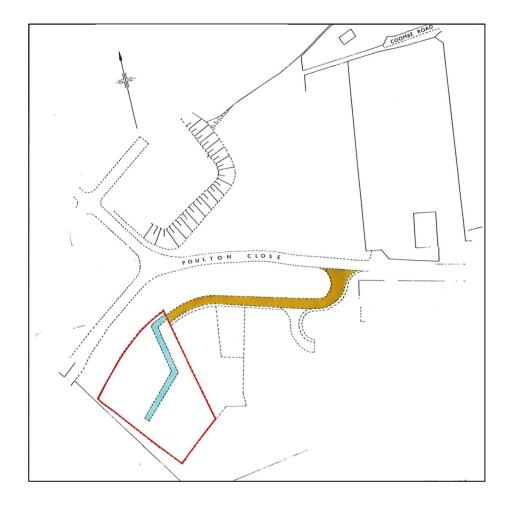
Or joint agents:

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





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