

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Unit 20 Mountfield Road,  
New Romney, Kent TN28 8LH

W3W: mornings.fuse.faster



## TO LET – TRADE COUNTER POTENTIAL

- 11,442 sq.ft.
- 1 mega-Watt power supply installed
- 16ft 7in eaves height
- Large yard area
- Recent Lettings nearby include Howdens & Screwfix

**Rent Sought: £90,000 per annum + VAT**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The property is located in a prominent position within the Mountfield Industrial Estate at the junction of Mountfield Road with Collins Road, approximately a third of a mile from New Romney town centre.

The nearest towns are Ashford to the north (15 miles) with connections to the M20 motorway and mainline and international railway stations, and Folkestone to the north-east (15 miles) which also connects to the M20 and the Channel Tunnel terminal at Cheriton.

## DESCRIPTION

The unit is of steel portal frame construction with insulated metal profile clad elevations beneath a pitched insulated roof with skylights. Unit 20 provides 11,442 sq.ft. of warehouse accommodation with an eaves height of 16ft7in rising to an apex of 22ft 6in.

## ACCOMMODATION

Unit 20 Plus WCs	11,442 sq.ft.
External yard area: (approx.)	1,500 sq. yards

## SERVICES

Mains water and a 1 mega-Watt electricity supply are connected to the premises.

## BUSINESS RATES

We understand the premises have a rateable value of £60,500. The uniform business rate multiplier for the year 2023/24 is 51.2p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £90,000 per annum.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 60 (Band C). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/> by searching TN28 8LH

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

