

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

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

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TO LET – TRADE COUNTER POTENTIAL (Can split)

- 11,442 sq.ft.
- Could be split to provide 4,577 sq.ft & 6,865 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 p.a. for whole or £39,000/£55,000 p.a. + VAT

STAFFORD PERKINS

Tel: 01233 613900 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. The premises could be split to provide two units; one of approximately 4,500 sq.ft and the other a little under 7,000 sq.ft., being two bays and three bays of the unit respectively.

ACCOMMODATION

Unit 20	11,442 sq.ft.
(20A = 4,557 sq.ft.)	
(20B = 6,865 sq.ft.)	
Plus WCs	
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. If the premises are to be split it would be on a two fifths/three fifths basis.

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 for the whole, or £39,000 p.a. for 20A and £55,000 p.a. for 20B. All rents plus VAT.



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