

COVERT ROAD AYLESHAM INDUSTRIAL ESTATE Aylesham, CT3 3EP

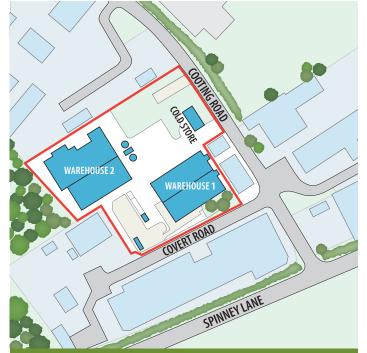
Warehouse/Production Units FOR SALE/TO LET Available as a whole or in part 39,131 sq ft – 94,724 sq ft













Aylesham lies approximately 10 miles north west of Dover and six miles south east of Canterbury. The property is located on Aylesham Industrial Estate and benefits from good access to the A2, 1 mile to the west. Surrounding occupiers include Skelton Plant Hire, CVME Truck Rental and Seafield Logistics.

Description:

The site extends to 7.49 acres in total and comprises two large buildings of steel portal framed construction and a third former cold storage unit.

Warehouse 1 is arranged in two bays and provides quality office space finished to a high specification. The unit benefits from an eaves height of 7m (23 ft), is partially racked and has two loading doors.

Warehouse 2 also comprises two bays and benefits from six large metal sliding doors and an eaves height of 7m (23 ft).

A former cold store is provided on site and is currently utilized for storage purposes. A small portion of the site off Cooting Road is occupied by a cafe operator on a tenancy at will, at a nominal rent. EPC Grade D – 80





Accommodation

Warehouse 1	SQ M	SQ FT
Warehouse	2,904	31,255
Offices	732	7,876
TOTAL GIA	3,636	39,131
Warehouse 2		
Warehouse	4,617	49,695
Offices	280	3,018
TOTAL GIA	4,897	52,713
Cold Store		
Warehouse	268	2,880
COMBINED TOTAL GIA	8,801	94,724



Rateable Values:

The premises are listed as 'Factory and Premises'. The Valuation Office indicates the rateable value for the property to be \pm 190,000. We would ask that you make your own enquiries of Dover District Council.

Kipps Cafe is separately assessed as a 'Cafe and Premises' with an indicated rateable value of \pm 1,850.

Tenure:

The property is available on a new lease for a term to be agreed. Quoting rent for the whole is £3.50 per sq ft.

Alternatively the freehold interest is available as a whole, or in part. Quoting price is £2,795,000 for the whole. VAT is payable.

Viewing and further information:

Please contact the joint agents:



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