Industrial / Warehouse



Units To Let or For Sale on behalf of joint LPA Receivers B Moon and J Pitt

Units 2 & 3 Millyard Way Pike Road Industrial Estate Eythorne

DOVER

Kent CT15 4NL

Location

Eythorne is situated about 80 miles east of London and 8 miles north of Dover. The property is about 1 mile from the roundabout on the A256 Dover Road between Dover and Sandwich.

Descripton

Built in 2004, two adjoining modern industrial / warehouse units of portal frame construction with integral offices. 23' eaves (26'5" peak). Electric up and over doors. 3 phase power. Roof lights. Sodium flood lights. Air conditioning, Cat II lighting, suspendedceilings and centrally heated offices. Concrete yard and parking.

The estate comprises a total of 36,692 sqft on approx 3 acres, a 28% site cover.

Unit 2			
Ground Warehouse		8,370	
	Office	1,740	
First	Offices	1,740	11,850
Unit 3			
Ground Warehouse		4,259	
	Office	753	
	Mezz	<u>753</u>	5,765
Total			17,615 sqft
			(1,636 sqm)







Terms

CORE COMMERCIA

Unit 2

To let at £47,000 pa (£3.95 per sq ft) or for sale freehold at £470,000 (£39.50 per sqft) Rates payable £20,351 pa for 2011/12 (Rateable Value £47,000)

Unit 3

To let at £23,000 pa (£3.95 psf) or for sale freehold at £230,000 (£39.50 per sqft) Rates payable £12,882 pa for 2011/12 (Rateable value £29,750)

Unit 1, 13,240 sqft, is let to Bakkavor Foods Limited on a lease to 21st March 2016 at £50,000 pa and Unit 4, 5,837 sqft let to Powell Print Limited to 31st March 2020 at £22,000 pa

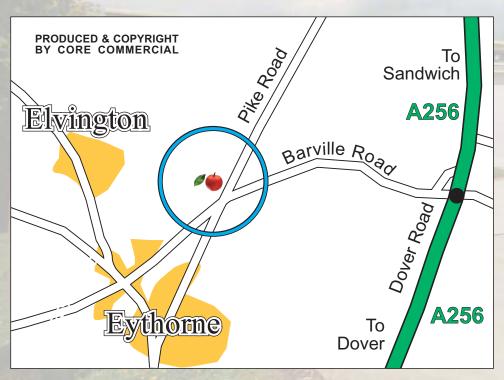
Full investment details upon application. Prices / rent plus vat and subject to contract.

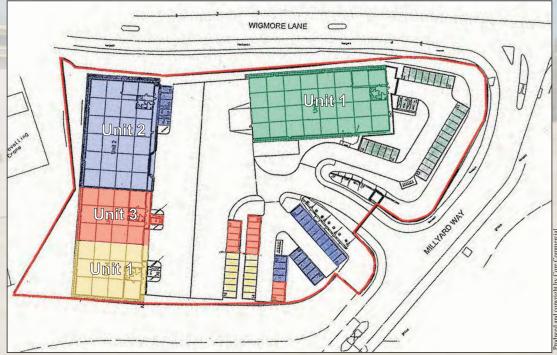
Contact

David Marriott or Neil Mason on

01892 834483

www.CoreCommercial.co.uk





These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.