

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, suspended ceilings 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	<u>1,740</u>	11,850	

Unit 3			
Ground Warehouse	4,259		
Office	753		
Mezz	<u>753</u>	5,765	

Total		<u>17,615 sqft</u>	
		(1,636 sqm)	

Investment income

The units available individually or combined with the investment income from units 1 and 4

6,000 to 18,000 sqft

Price reduced!



Lettings:

£3.95 psf

or For Sale Freehold:

£39.50 psf



CORE COMMERCIAL

Terms

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

