

Stafford Perkins

CHARTERED SURVEYORS

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Unit 10 The Glenmore Centre, Honeywood Park Way,
White Cliffs Business Park, Whitfield, Dover, Kent



MODERN INDUSTRIAL UNIT ON POPULAR INDUSTRIAL ESTATE

TO LET

- 731 sq.ft. Workshop
- 240 sq.ft. good quality 1st floor Office
- 971 sq ft in total
- Easy access on to the A2/A256
- Available from end of October 2022
- New lease available

Rent: £11,500 + VAT per annum

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

This property is ideally located on the well established White Cliffs Business Park, with good access to the A2/A256 Cloverleaf junction.

Dover, one of Europe's busiest freight ports, is located on the South East coast of Kent. It has a population of approximately 40,000 inhabitants and benefits from a fine communications network via the A2/M2, M20 and the harbour port.

DESCRIPTION

This mid-terraced unit of steel portal frame construction was completed in 2011. It has insulated steel cladding to the walls and roof which incorporates 10% skylights and has an eaves height of 6m. The power floated concrete floor has a loading of 15 kn per sq m and the unit benefits from disabled standard WC facilities and a small kitchenette area. There is a roller shutter door measuring 10'3' wide and 10'10' in height, with a separate personnel door. Externally there is allocated parking outside the front of the unit for 2 vehicles.

ACCOMMODATION

Ground Floor	731 sq ft
First Floor Office	240 sq ft
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	971 sq ft



Including toilet and kitchen facilities

SERVICES

Mains gas, water and electricity including a 3 Phase supply are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £9,100. The uniform business rate multiplier for the year 2022/23 is 49.9p. Small Business Rate Relief is available for eligible occupiers.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable, however a rent in the order of £11,500 + VAT per annum is being sought.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of 101 (Band E). Full report available upon request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.