



WAREHOUSE, AGWOOD LYDDEN ROAD, DOVER

£2,950 per month

A rare opportunity to rent a large warehouse/showroom with first floor offices of 536 sq ft with ample parking.



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Warehouse, Agwood Lydden Road Dover CT15 7HF

**Warehouse and Offices , Parking ,
Close to Dover and Folkestone**

Description

The premises are situated on Lydden Road, just off the A260 (Canterbury Road) which links Canterbury and Folkestone. Dover is within 4.5 miles to the south.

The property is located at the front of a small agricultural estate which is occupied by Agwood, an agricultural and garden machinery dealership. They are a major supplier of farming and horticultural equipment in Kent and Surrey.

The site has ample parking and good access for HGVs.

The property consists of a warehouse and showroom of 352 sq m (3792 sq ft) with a roller shutter of 4.8m (H) x 6m (W) and offices of 49 sq m (536 sq ft) on the first floor.

There is also a mezzanine for additional storage.

The warehouse benefits from a 3 phase supply and LED lighting. There is no heating.

The offices have the benefit of LED lighting and air conditioning.

There is 10 parking spaces allocated for the property.

The property is available on flexible lease terms with a rent of £2,950 PCM plus VAT. (The rent is inclusive of water and business rates)

Electricity: Separately metered

There is a rent deposit of 3 months.

EPC: 46 (B) valid until July 2032

For further information, please contact Motis Estates Chartered Surveyors on 01303 212020.
SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

Postcode CT15 7HF

Viewings Strictly by appointment only -
Property Reference MOTIS_009823

Opening Hours:

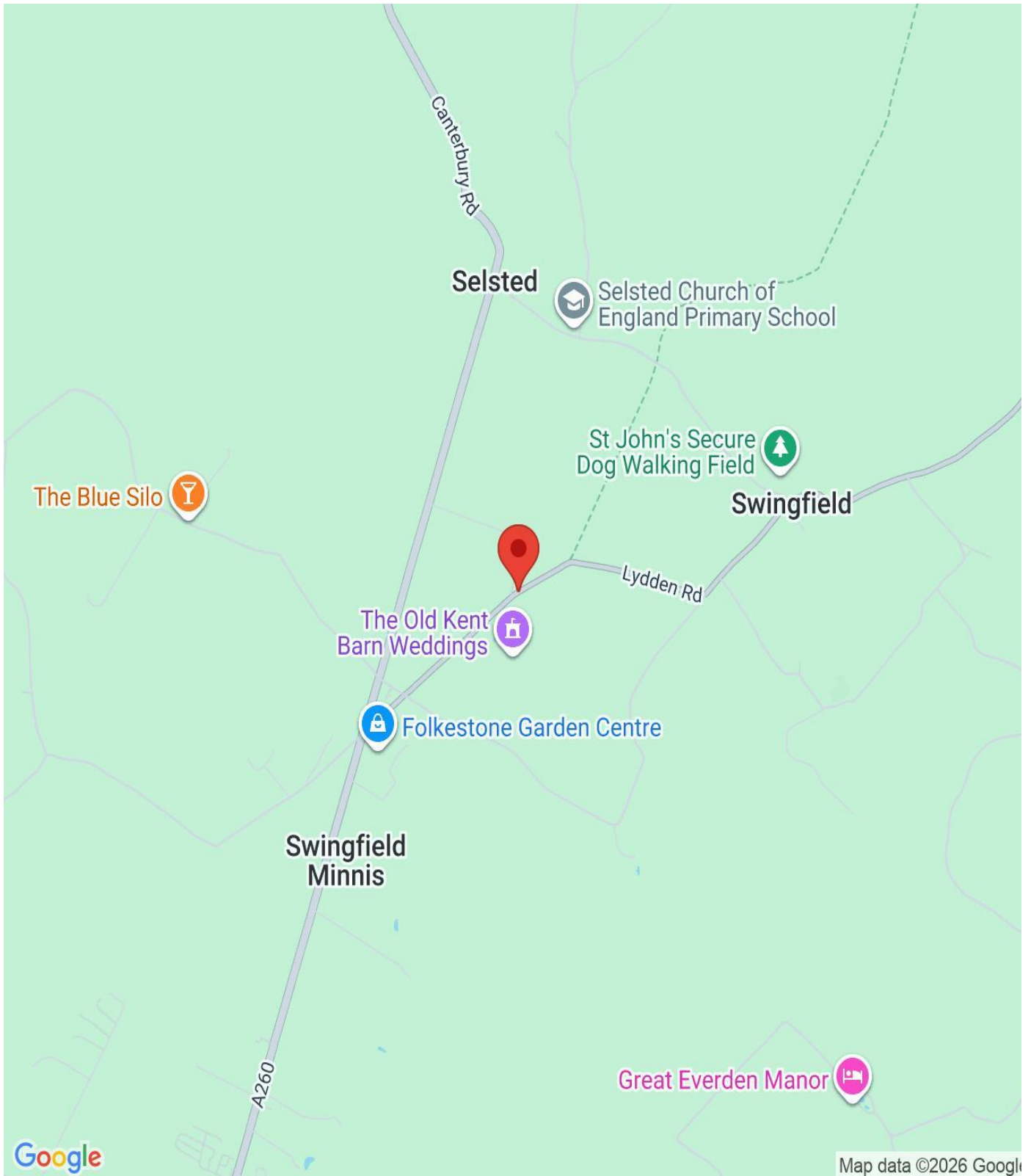
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.