

Unit 4, BMS Industrial Estate

Dengemarsh Road, Lydd, Kent TN29 9JH



- Established & Popular Trading Estate
- Two Electric Up & Over Shutter Doors
- 3Phase Electricity Supply
- 7.50m Eaves | 10.00m Ridge
- Enclosed Yard to the Rear of 4,000 sq ft approx.

Industrial / Workshop Unit
TO LET

999.7 m² (10,761 sq ft)

LOCATION

The property forms part of the BMS Industrial Estate, an established commercial hub positioned directly off Dengemarsh Road, having excellent connectivity across the Romney Marsh and wider Kent coastal corridor.

DESCRIPTION

The property comprises a single storey light industrial/workshop unit of steel portal frame construction, having profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels.

It is arranged as an open storage area accessed by two full height electric up and over roller shutter doors and separate pedestrian entrances. It is finished to modern specification having a concrete floor, high intensity sodium lighting and a 3Phase electricity supply.

Externally, the unit benefits from parking and loading on the hard standing to the front and separate enclosed yard to the rear (approx. 4,000 sq ft) on which stand the WCs.



ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	999.7	10,761

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £50,000 per annum (exclusive).

DEPOSIT

A suitable rental deposit will be held for the duration of the term.

BUSINESS RATES

According to the Valuation Office Agency (VOA) the property has the following Rateable Value:

Warehouse & Premises £56,500

Using the 2026/27 (Non Retail) Multiplier of £55.5p, the rates payable would be £31,358 before any relief schemes.

INSURANCE

The landlord will arrange buildings insurance with each tenant responsible for reimbursing the fair proportion of the annual premium.

The allocation to Unit 4 for the year ending March 2027 is £1,441.61.

UTILITIES

The Tenant will be responsible for the payment of all utility costs related to the unit.

USE CLASS

The unit is deemed suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii).

Motor Trade uses will also be considered.

FINANCE ACT 1989

The property is elected for Value Added Tax (VAT) which would be charged at the prevailing rate.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all offers will be subject to the necessary checks.

PHOTOGRAPHS

The photographs were taken in April 2026.

NB: Selected external images have been digitally enhanced for illustrative purposes to show the site clear of vehicles and other paraphernalia.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only.

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Danielle Thomson
danielle.thomson@sibleypares.co.uk
01233 629281

Sibleypares.co.uk











AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING