

Industrial

UNIT 5 | POULTON CLOSE BUSINESS CENTRE

Poulton Close Business Centre, Dover, CT17 0HL

UNIT 5 | 1,215 SQ FT

Modern industrial unit

The space is well suited for a range of business needs to include light industrial, warehouse, trade counter and storage space. Poulton Close Business Centre offers flexible industrial space located in close proximity to the Port of Dover. The estate offers secure space with remotely-monitored CCTV and 24 hour access via an automated gate.

Lease Type

New



Unit Summary

- ☒ Ideal Trade Counter Units
- ☒ Roller Shutter Door
- ☒ Flexible Space
- ☒ Starter Unit
- ☒ Car Parking
- ☒ WC facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,900.00	£10.62
Rates	£4,400.00	£3.62
Maintenance Charge	£2,200.00	£1.81
Insurance	£243.00	£0.20
Total Cost	£19,743.00	£16.25

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

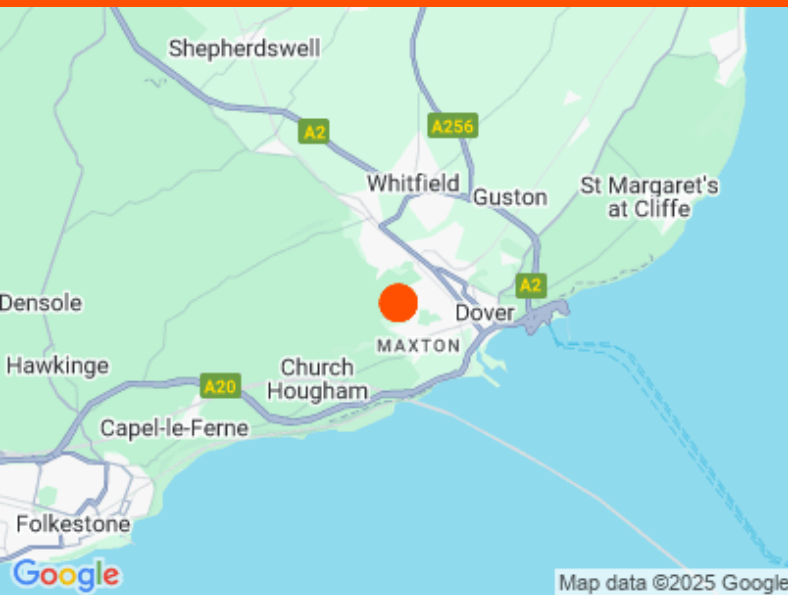
→ For more info please visit: unit.info/UIP0100259

+44(0) 808 169 7554

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Location

Poulton Close is a well-established industrial location positioned on the outskirts of Dover Town centre. The Port of Dover is located around 2.5 miles away.



Road
M20: 5 miles



Airport
Gatwick: 80 miles



Rail
Dover Railway: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (61)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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