

WAREHOUSE & OFFICE WITH LARGE YARD – TO LET**Warehouse & Office with Large Yard****Limekiln Street (A20), Dover CT17 9EF****3,150 sq.ft – 8,700 sq.ft TO LET**

- Modern Warehouse & Office with Large Yard
- 0.57 Acre Gated Site with 24/7 Hour Access
- Dover South Services Adjacent
- High Profile with Excellent Road Frontage & Direct Access onto the A20
- Opposite Dover Cruise Terminal
- Excellent On-Site Parking

Location

The property is located on the A20 Limekiln Street adjacent to Dover South Services and opposite the entrance to Dover Cruise Terminal. Dover Town Centre and St James Retail & Leisure Park are and within easy walking distance.

Road communications are excellent with the A20 linking directly onto the M20 motorway and A2. The nearest railway station is Dover Priory.

The property is highly visible with direct access onto the A20.

Description

The property comprises a modern purpose-built warehouse with offices arranged on ground and first floors plus large concrete yard. The site which extends to 0.57 acres is self-contained and securely gated.

Access is direct from the A20 Limekiln Street and shared with the adjoining Dover South Services. Egress is onto the Limekiln Roundabout. The property has unrestricted 24/7 vehicular movements.

Accommodation

GROUND FLOOR	6,700 sq.ft	622 sqm
FIRST FLOOR	2,000 sq.ft	186 sqm
TOTAL	8,700 sq.ft	808 sqm

The above floor areas are approximate gross internal floor areas.

Key Features

- Direct Access onto A20
- High Profile with Excellent Road Frontage
- Modern Warehouse on 0.57 Acre Site
- High Specification Offices
- Self-Contained & Gated Site
- Large Concrete Yard
- 24-Hour Access

Tenure

New Leasehold Terms Available.

Rent

£87,000 per annum exclusive

Rates

Rateable Value - £29,938 pax

VAT

VAT is applicable.

Legal Costs

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

EPC

Upon Request.

Viewing & Further Information

By prior appointment only.

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