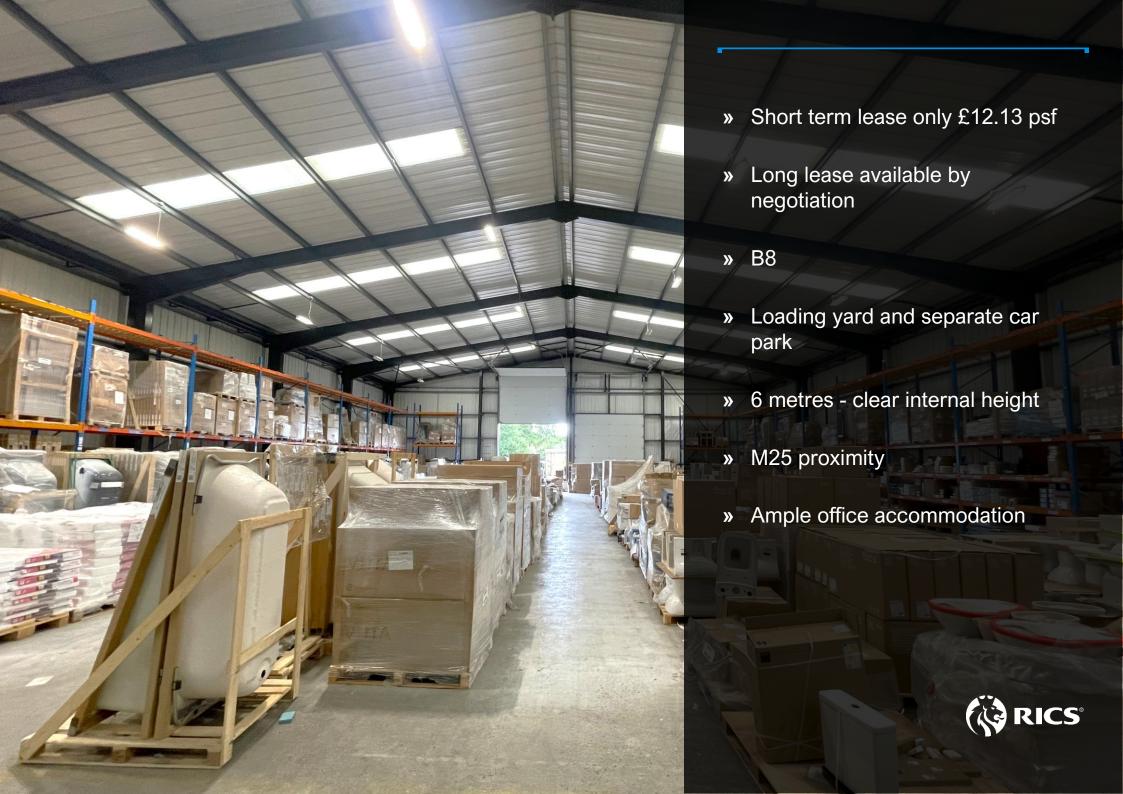
TRAYNOR RYAN





LOCATION

Excellent communications allowing good access to Greater London, Dover and the M25 Orbital.

A25: 1.3 miles | M25/M26: 4.2 miles | Bat & Ball Mainline Train Station: 1 mile

DESCRIPTION

Detached warehouse with 7 metre eaves. Ample car parking to the front and spacious loading yard to the rear. Dual loading doors with heights of 4.99 metres. Spacious and pleasant office accommodation over two floors with a kitchenette and separated WCs. The unit would make a superb logistics operations base.

FLOOR AREAS

The property has a total gross internal area of 13,001 sq ft (1,207.86 sq m) having the following accommodation:

| | | Sq m | Sq ft |
|---------------|----------------|--------|-------|
| Ground Floor: | Warehouse GIA: | 850.12 | 9,151 |
| | Offices GIA: | 173.85 | 1,871 |
| First Floor: | Offices GIA: | 173.85 | 1.871 |

LEASE & RENT

A new lease is available by negotiation.

Assignment of existing lease is available expiring 7 April 2027 at £157,710 per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant.

BUSINESS RATES

Rateable Value £121,000. Standard business rates multiplier 2024 to 2025 – 54.6 pence.

COSTS

All legal costs to be borne by the ingoing tenant.



VIEWING & FURTHER INFORMATION

Strictly by appointment through joint agents. Contact:

TRAYNOR RYAN

01252 794144 info@traynorryan.co.uk



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. Finance Act: All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. EPC: B41. AML: Prior to exchange of contracts, buyers are required to provide proof of identification and source of funds to satisfy anti-money laundering regulations. Published: 09/2025