



18-19 MOUNTFIELD ROAD

£590,000 Freehold

An opportunity to purchase a brand new Freehold office and industrial unit in the established Mountfield Industrial Estate in New Romney.

Contact Sole Agents, Motis Estates Chartered Surveyors for further information on 01303 212020 or kris.foster@motis-estates.com



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18-19 Mountfield Road, New Romney TN28 8LJ

**Freehold , Brand New Unit , High Specification , Yard ,
Industrial Unit and Office**

Description

The property is situated to the south east of New Romney just off the A259 coastal road on the established Mountfield Industrial Estate. New Romney is located between Folkestone (13 miles to the east), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10a and 11 of the M20 Motorway are approximately 11 and 9 miles respectively, providing access to the motorway network, Channel Tunnel and Dover Port.

The property is a Freehold title and consists of a fully brand new industrial unit and a high specification modern two storey office adjacent with a yard at the front for secure parking.

The property has been built to a very high standard of construction and finish. There is three phase electricity, air conditioning and LED throughout. The property has a good size yard for secure storage or car parking, the industrial unit has an electric roller shutter with a passenger door. There is a max eaves height of 5.8m.

The office space is accessed separately and has a large atrium as a main entrance, there is a meeting room with a glass partition and separate office. There is a kitchenette on the ground floor with built in appliances and a disabled w.c and server room. The first floor has two separate offices, a further kitchen and w.c's.

Ground

Entrance	38.00	sq m	408.9	sq ft
Office	23.51	sq m	252.9	sq ft
Meeting Room	26.84	sq m	288.8	sq ft
Kitchen	10.06	sq m	108.3	sq ft

First

Office	37.83	sq m	407.0	sq ft
Kitchen	12.51	sq m	134.6	sq ft
Office	19.11	sq m	205.6	sq ft
Warehouse	99.00	sq m	1065.3	sq ft
Total	266.85	sq m	2871.34	sq ft

Size: 2,871 sq ft

Price: £590,000

VAT: We understand there is no VAT payable.

Energy Performance Certificate: To be confirmed

Please do not hesitate to contact, Kris Foster MRICS from Motis Chartered Surveyors in Folkestone for further details on 01303 212025.

Tenure Freehold

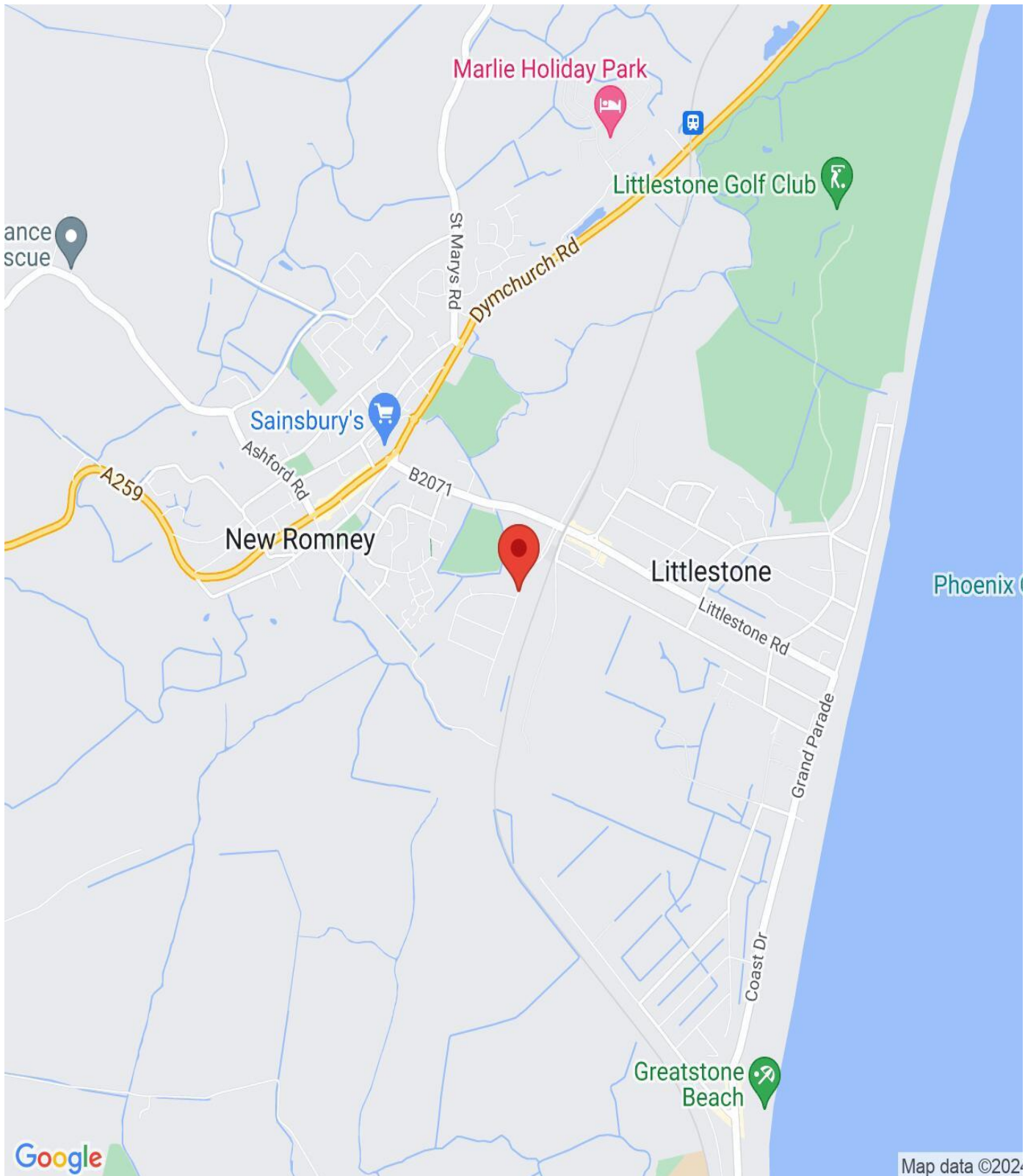
Postcode TN28 8LJ

Viewings Strictly by appointment only -
Property Reference MOTIS_005750









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.