



BROCADE COURT, HOWEY ROAD, NEW ROMNEY

£650 per month

Motis Estates Commercial Chartered Surveyors are proud to offer a development of 17 newly built industrial units in a prime located at New Romney Business Park at Mountfield Industrial Estate in New Romney. The development has close connections with Ashford and Folkestone approx 30 mins away.

50% Rent for 3 Months then £1,300 plus VAT PCM



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Brocade Court, Howey Road New Romney TN28 8LJ

**New Romney Business Park , Sectional Roller Shutter Loading
Doors , Allocated Parking Spaces , EV Charging Point , Brand
New Development ,**

Description

The land is situated in a central and prominent position within the Mountfield Ind Estate, approximately quarter mile east of New Romney Town Centre in Kent. Located in the popular Cinque port town of New Romney which offers a broad selection of independent shops, a wide variety of restaurants, and a supermarket. There are two surgeries and dentists in addition there are two chemists. Also close by is the famous Romney Hythe and Dymchurch steam railway. The popular town of Hythe is less than 10 miles away and offers a wider range of independent shopping facilities and amenities.

The nearest major towns are Ashford 15 miles to the north and Folkestone 15 miles to the north east. Ashford connects the M20 and national motorway network at Junction 10 and Ashford International train station runs a high speed rail service to London St Pancras within 38 minutes. Folkestone also connects the M20 and has the Channel Tunnel Terminal.

Brocade Court consists of 17No. 8 x 12m with full mezzanines totalling approx 2,065 sq ft all with associated parking for two vehicles each. The layout of the site has been carefully considered and designed to maximise the Industrial floor space and create efficient vehicular and pedestrian circulation routes.

There are 5 blocks comprising of 3 or 4 units in each and set out in rows with parking to the front of each block. The units have insulated roller shutter doors to one side of the front for vehicular / loading / unloading access and a steel security pedestrian access to the other.

The materials have been selected to be in keeping with the surroundings, and provide an attractive and smart aesthetic to the area.

- o Trapezoidal insulated composite roof panels finished in RAL Colour 7016 (Anthracite)
- o Trapezoidal insulated composite wall panels finished in RAL Colour 7016 (Anthracite)
- o Double glazed windows and steel security pedestrian entrance door with dark grey external frames
- o Metal insulated roller shutter door finished in colour dark grey
- o High quality mini rib cladding
- o Powder coated aluminium windows and doors
- o Minimum 3m clearance under first floors
- o Insulated steel clad roof incorporating 10% daylight panels
- o 6m internal eaves height
- o Ground floor loading of 10kn/m² and Mezz Floor loading of 4.8 Kn/m²
- o 7KW EV Charging Points
- o Three Phase supply available
- o Allocated parking for two vehicles.
- o Full Fibre Broadband

The times of working/opening shall be 0800 to 1800. Monday to Friday, 0800 to 1600 on Saturdays and 1000 to 1600 on Sundays, unless otherwise agreed in writing by the Local Planning Authority.

Planning consent has been granted for B2 (general industrial) and B8 (storage and distribution), planning permission possible for E use class which includes: Shops, restaurants, cafes, and other retail uses Offices and workspaces Gyms and indoor sports facilities Clinics, health centers, and nurseries Research and development Light industrial use facilities Creches, day nurseries, or day centers

Units from 2,065 sqft @ £1,300 per calendar month (£15,600 per annum) plus VAT

Ground Floor: 96 sq m 1032 sq ft

Mezzanine: 96 sq m 1032 sq ft (including staircase)

Total: 192.00 sq m 2,065 sq ft

Externally there is a tarmacadam surfaced estate road with 2 allocated car-parking spaces and circulation area with communal bin store.

The property has a service charge payable for the maintenance of the external areas.

Rateable Value - To Be Confirmed

EPC - To Be Confirmed For further information, please contact Motis Estates Commercial Chartered Surveyors on 01303 212020.

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

IMPORTANT NOTICE FROM MOTIS ESTATES 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.

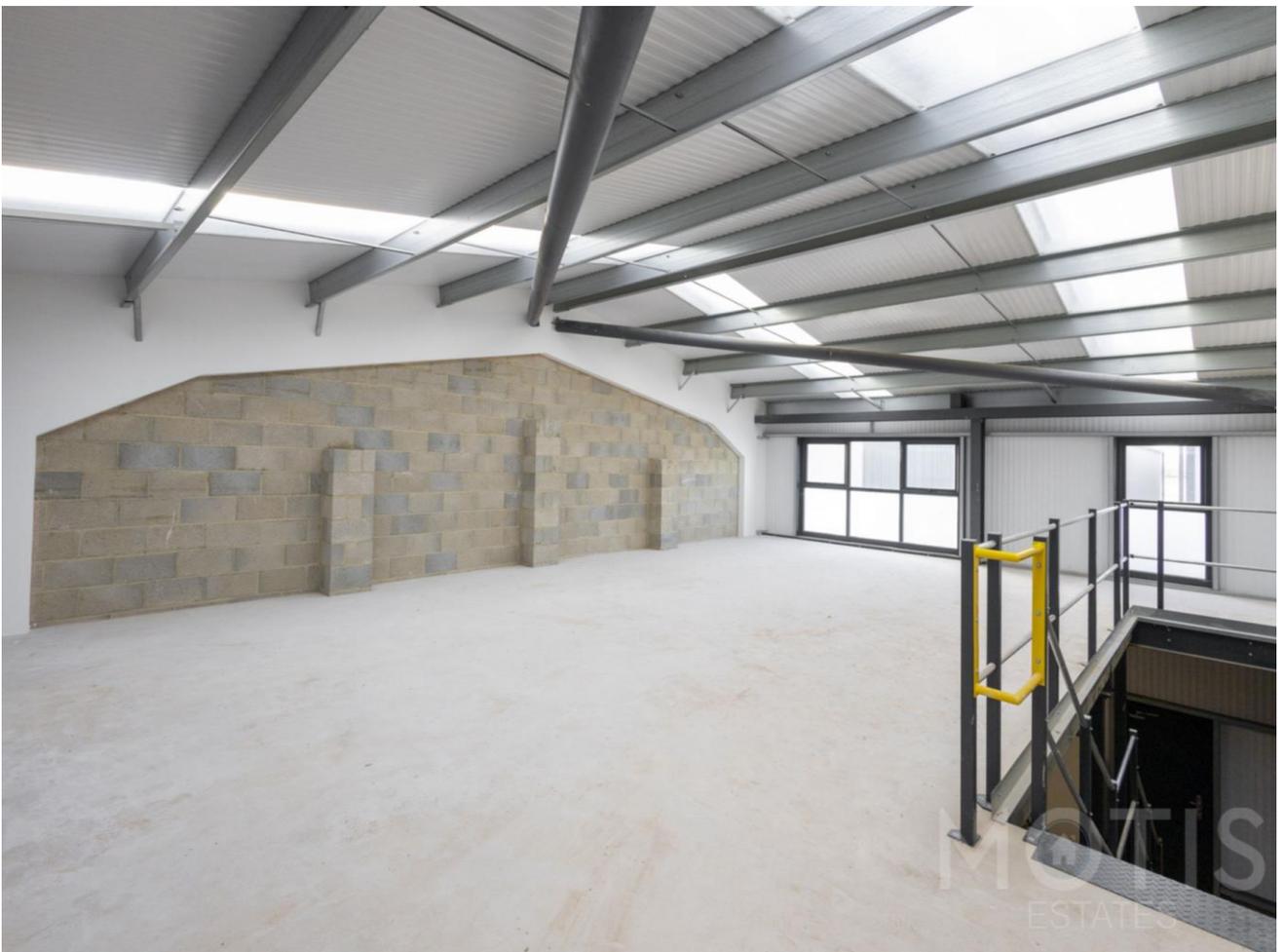
Postcode TN28 8LJ

Viewings Strictly by appointment only -
Property Reference MOTIS_008757

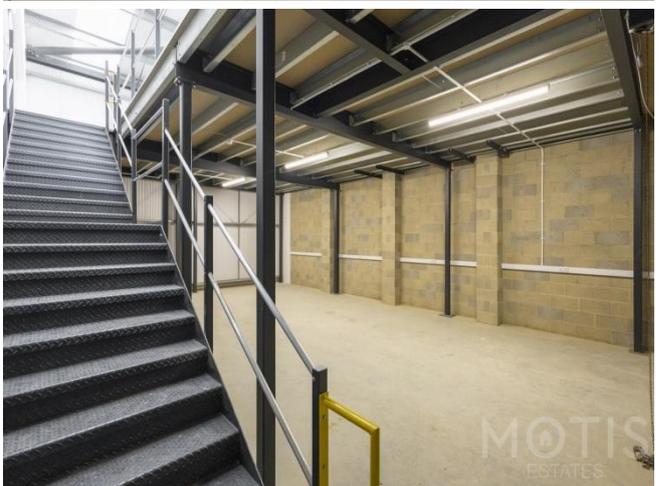
Opening Hours:

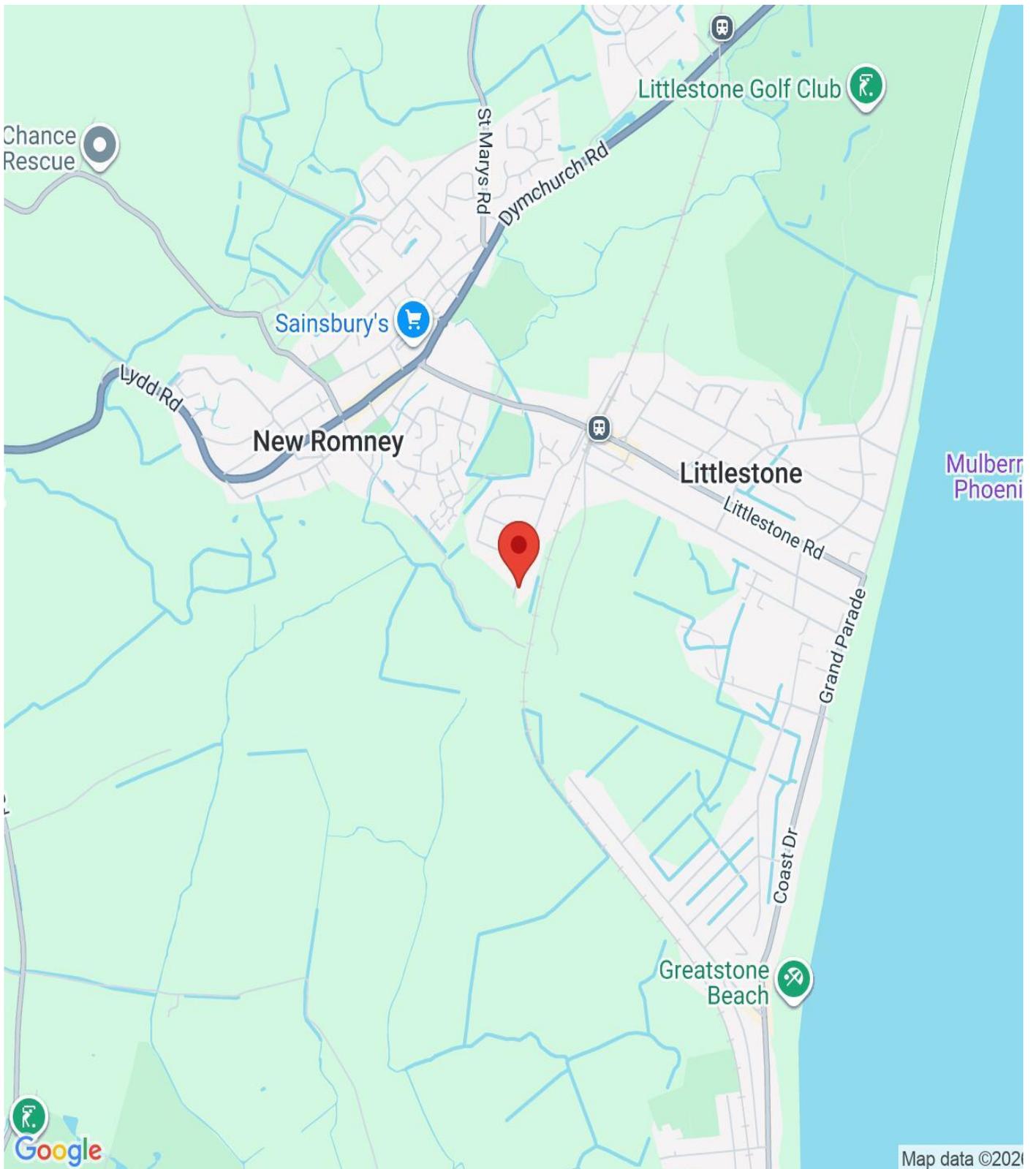
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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