



£4,800 per annum

Poulton Close
Dover
Kent
CT17 0HL

Top Floor Office Suite

Local Information

Located 1.3 from the centre of Dover.



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

The property is situated at the beginning of Poulton Close Industrial Estate. Easily accessible by road.

The approximate dimensions and areas of the offices are as follows:

Top Floor Offices

Office 1 - 14'9 x 12'7 (185 sq ft) 4.32m x 4.89m (21.12 sq m)

Office 2 - 15'3 x 12'8 (190 sq ft) 4.66m x 3.89m (18.13 sq m)

Office 3 - 14'3 x 16'0 (196 sq ft) 4.58m x 3.88m (17.77 sq m)

Washrooms/toilets are shared between all the office occupants in the building.

There is a communal kitchen area.

Off road car parking for approx. 6 cars to the front of the building to be shared with the other occupants.

LEASE

A new lease is available.

The tenant will be responsible for internal repairs and decorations to the property. The landlord is responsible for external repairs.

INSURANCE

Insurance is excluded from the rent

SERVICES

Electricity is separately metered and payable to the landlord.

Water and sewerage charges are split between the occupants of the building.

Heating is by way of radiators. A portion of the gas bill will be payable by the tenant.

RENT

£4,800 per annum

RATEABLE VALUE

£4,550 (Dover District Council List 2010)

LEGAL COSTS

Incoming tenant to be responsible for the landlord's legal costs in preparation of the lease.

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ENERGY PERFORMANCE CERTIFICATE
EPC Rating Band E

VIEWING

Strictly by arrangement with the agent Tersons, 27-29 Castle Street, Dover Tel 01304 246115
(www.tersons.com)

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