

Learoyd Road, New Romney, TN28  
For Sale - Freehold - £190,000



, 1007 sq. feet (93.55 sq. meters), Light Industrial, Freehold

\*\*\* Owner Occupiers and Investors \*\*\*

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 part of an industrial unit on a Freehold title of 5111 sq ft with 6A offered for 1,007 sqft, two units are available at 1958 sq ft with ample parking and yard area in front of the unit. The unit benefits from manual roller shutters, w/c's and three phase electricity. The property has been refurbished recently with new lighting and refurbished w/cs.

Eaves Height - Approx. 4.47m

6B: 1,007 sq ft

Price: £190,000 per unit. Negotiations for more than one unit applicable.

VAT: We recommend seeking professional advice if VAT is applicable.

Energy Performance Certificate: 75 (C) valid until November 2032.

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

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### Contact

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