



Tel: 01303 212020

Learoyd Road, New Romney, TN28

To Rent - £600 pcm

**, 490 sq. feet (45.52 sq. meters), Light Industrial**

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 an industrial unit on a Freehold title of 490 sq ft with parking in front of the unit and ample visitor parking. The unit benefits from a new electric roller shutter and single phase electricity. The property has been refurbished recently with new lighting, new windows installed, brand new w/c and new alarm system installed by Ashe Alarms.

Eaves Height - Approx. 4.3m

Size: 490 sq ft

Rent: £600 PCM

VAT: Exempt

Licence Agreement of 1 or 2 years for £200 plus VAT. A lease of 3 or more years is also available.

Energy Performance Certificate: 100 (D) valid until January 2027

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

Motis Estates for themselves and their clients give notice that: 1) They have not authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer of contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or any consents and Motis Estates have not tested any services, equipment or facilities. 3) Tenants must satisfy themselves by inspection or otherwise. 4) All rents and prices are quoted exclusive of VAT unless otherwise stated.



#### **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

#### **Contact**

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recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.