

Industrial

UNIT 6 | POULTON CLOSE BUSINESS CENTRE

Poulton Close Business Centre, Dover, CT17 0HL

UNIT 6 | 1,215 SQ FT

Well established industrial unit in an excellent location

This single story industrial unit provides good space for light industrial, storage, retail warehousing, or can be used as a trade counter. The unit comes with parking, on site CCTV and benefits from being within a secure perimeter.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ CCTV
- ☒ Premier Industrial Location
- ☒ 24 Hour Access
- ☒ Secure Estate
- ☒ Starter Unit

View Floor Plans

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,900.00	£10.62
Rates	£4,450.00	£3.66
Maintenance Charge	£2,200.00	£1.81
Insurance	£243.00	£0.20
Total Cost	£19,793.00	£16.29

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

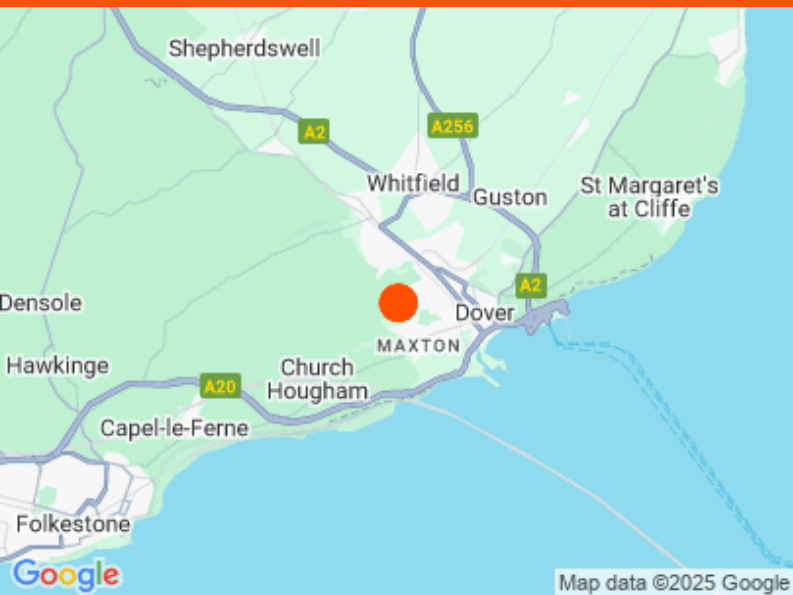
→ For more info please visit: unit.info/UIP0100260

+44(0) 808 169 7554

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Location

Poulton Close is a well-established industrial location positioned on the outskirts of Dover Town centre. The Port of Dover is located around 2.5 miles away.



Road
M20: 5 miles



Airport
Gatwick: 80 miles



Rail
Dover Railway: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (39)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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