

OPEN COMPOUND

For external storage of plant and materials



The Compound @ Monchelsea Farm Estate, Heath Road,
Boughton Monchelsea, ME17 4JD



8,500 Sq Ft (789.65 Sq M)

- Secure level site
- 8,500 sq ft
- £20,000 per annum
- Suitable for Articulated



www.sibleypares.co.uk

01622 673086

commercial@sibleypares.co.uk

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Description

Open Compound for External Storage of Plant and Materials

Location

Situated at the Monchelsea Farm Estate on the B2163 midway between the A229 (Hastings Road) and the A274 (Sutton Road) with good lorry access; suitable for articulated

Access to the M20 is via Willington Street for J7 or M2 J6.

Rent

£20,000 pax

Terms

New 12 year leases with 3 yearly upward only rent reviews

The Lease will be outside the Landlord and Tenant Act 1954 part II

The lease to contain a service charge for common parts

Legal Costs

Each side to bear its own legal and professional costs

Viewing/Enquiries

Strictly by appointment with the sole agents please contact

Brian Matthews e: brian.matthews@sibleypares.co.uk
Mob: 07860 827145

Accommodation

Site is secure, level, part stone and part tarmac and amounts to approx 8,500 sq ft

Rateable Value

To be reassessed

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

