

Brocade Court

Howey Road Mountfield Industrial Estate, New Romney, Kent TN28 8LJ



- New Industrial/ Business Units
- Electrically Operated Shutter Doors
- 100% Mezzanine Floor Coverings
- Ground Floor Loading of 10 kn/m²
- Mezzanine Floor Loading of 4.8 kn/m²
- 3 Phase Electricity Supply (16 KVa)

BUSINESS UNITS TO LET

From 185.6 m² (1,998 sq ft) approx.

LOCATION

The property is located on the Mountfield Industrial Estate. An established trading estate popular with warehouse and distribution occupiers, situated just south of New Romney, being approximately 12 miles south of Ashford and 15 miles southwest of Folkestone.



DESCRIPTION

Brocade Court is a new development offering 17 Light Industrial/ Business units To Let totalling approximately 35,000 sq ft GIA.

The units are of steel portal frame construction, having block elevations with insulated profile steel sheet cladding beneath insulated steel clad roofs incorporating daylight panels, and aluminium windows and doors. They have been adapted by the installation of a full cover mezzanine floor.

Available in shell and core, the units are finished to a high specification, as follows:

- Electrically Operated Shutter Doors
- 3 Phase Electricity Supply (16 KVa)
- Ground floor loading of 10 kn/m²
- Mezzanine floor loading 4.8 kn/m²
- Minimum 3m clearance under supported floor

The units are also fitted with a disability compliant WC and kitchenette at ground floor level.

TERMS

The units are available to let by way of new Full Repairing & Insuring (FR&I) leases for terms to be agreed.

BUSINESS RATES

All units are assessed with a rateable value of £10,500. Subject to eligibility, occupiers may therefore qualify for Small Business Rates Relief, which could result in no business rates being payable.

Occupiers are however encouraged to make their own investigations with the relevant Rates Paying Authority to ensure they understand their individual liabilities

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

The current allocation per unit is £600 (exc).

INSURANCE

The landlord will insure the block with the Tenant responsible for reimbursing the fair proportion of the annual premium.

We are informed the allocation per unit is circa £300 (exc).

DEPOSIT

Tenants will be required to provide a minimum of three months' rent as security.

LEGAL COSTS

The incoming tenant is to pay £850 (plus VAT) for the cost of preparation of the lease documentation.

USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

Alternative uses will be considered subject to the necessary consents.

PLANS

Any plans provided are for indicative purposes only and should not be relied upon.

PHOTOGRAPHS

The photos were taken in May 2026.

FINANCE ACT 1989

The property has been elected for VAT.

EPC

Copies of the Energy Performance Certificates are available upon request.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

VIEWINGS

By appointment via agents Sibley Pares Chartered Surveyors:

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ACCOMMODATION SCHEDULE

Please see a full breakdown of availability and quoting terms.

Unit	Ground Floor (m ²)	Ground Floor (sq ft)	Mezzanine (m ²)	Mezzanine (sq ft)	Total (m ²)	Total (sq ft)	Rent (£ per annum)	Rateable Value	Availability
Unit 1	92.8	999	92.8	999	185.6	1,998	-	£10,500	Under Offer
Unit 2	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 3	92.8	999	92.8	999	185.6	1,998	-	£10,500	LET
Unit 4	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 5	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 6	92.8	999	92.8	999	185.6	1,998	-	£10,500	Under Offer
Unit 7	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 8	92.8	999	92.8	999	185.6	1,998	-	£10,500	Under Offer
Unit 9	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 10	92.8	999	92.8	999	185.6	1,998	-	£10,500	LET
Unit 11	92.8	999	92.8	999	185.6	1,998	-	£10,500	Under Offer
Unit 12	92.8	999	92.8	999	185.6	1,998	-	£10,500	LET
Unit 13	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 14	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 15	92.8	999	92.8	999	185.6	1,998	£14,500	£10,500	Available
Unit 16	92.8	999	92.8	999	185.6	1,998	-	£10,500	LET
Unit 17	92.8	999	92.8	999	185.6	1,998	-	£10,500	LET









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