

UNIT 8, THE SHIPYARD, UPPER BRENTS, FAVERSHAM, ME13 7DZ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

* AVAILABLE TOGETHER OR SEPARATELY. PLEASE ENQUIRE



INDUSTRIAL UNITS FOR SALE

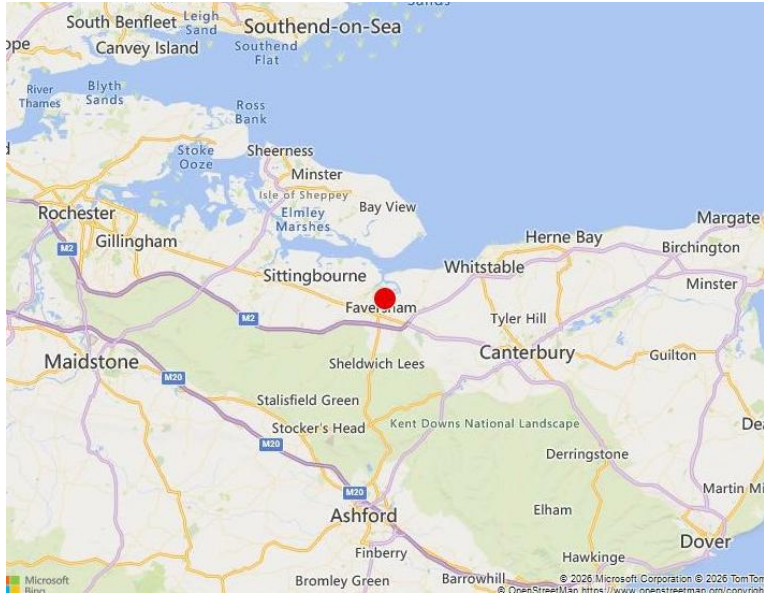
- Brand new warehouse unit
- 3-Phase electricity & LED lighting
- £200,000 Freehold
- Unit 7 also available, together or separate
- Vacant Possession

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The property is situated on The Shipyard, Brents Industrial Estate in Faversham, under 1 mile from Faversham Town Centre. Faversham is a market town located just off the A2 approximately 10 miles east of Canterbury and 50 miles West of London.

The industrial estate provides excellent travel connectivity being just 2.8 miles from J7 of the M2 motorway and 1 mile from Faversham Train Station, which provides direct services to London Victoria Station in approx. 1 hour and 15 minutes.

Description

FOR SALE – Newly built industrial unit(s)

Accommodation

The property comprises one of two brand new units of steel portal frame with substantial parking space within the demise. The unit benefits from 3-phase electricity, LED lighting and automatic roller shutter. The estate allows 24hr access.

The unit extends to approx. **679 sq ft (63.07 sq m)**

Unit 7 and Unit 8 are available together or separately. Please enquire for further information.

Terms

The Freehold interest is available

Rent / Price

Offers in region of £200,000

VAT

We understand from our client that the property is not currently elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £TBC.

We understand from our client that the premises is eligible for small business rates relief.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Legal Costs

Each side to bear its own legal and professional costs.

EPC

TBC

Viewings



Dominic Barber

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Thomas Langston

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Subject to contract

NOTE: Rental, prices or any other charges are exclusive 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.

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