

Units 1 & 2 Channel View Road

Dover, Kent CT18 9TW



- Fenced & Secure Site Overlooking the Western Docks
- Landlords Works Considered (Subject to Negotiation)
- Turning Circle for HGV Access
- 3-Phase Electricity Supply

Warehouse Building
TO LET

1,780.8 m² (19,168 sq ft) approx.

LOCATION

The property is located on Channel View Road, a no through access road which climbs up from a direct connection to the A20, overlooking Dover Harbour’s Western Docks and The Cruise Terminal.

The site is strategically located within 1 mile of the Dover Ferry Port with easy access onto the A20 which links to the M20 motorway.

DESCRIPTION

Units 1 & 2 form part of a terrace of interconnecting and columned warehouse bays of steel portal frame construction with brick and metal profile clad elevations beneath a pitched insulated profile clad roof incorporating translucent panels.

The units provide open warehouse accommodation with ancillary offices, stores, staff and WCs on part ground and first floor levels.

Externally there is a dedicated yard area allowing for parking and loading to the side.

PROPOSED WORKS

Upon agreement of terms, the landlord would consider removing the existing internal office accommodation to provide open-plan warehouse/workshop space.

The intention is to hand the property over in a shell and core condition; however, occupiers may be able to influence the final finishes and design to suit their requirements, subject to negotiation.

AI DECLARATION

Some images contained within these particulars include computer-generated visuals produced with the assistance of artificial intelligence. They are intended for illustrative purposes only to demonstrate how the premises may appear following any works, the appearance of which may vary considerably.

ACCOMMODATION

The property has the following approximate Floor Areas:

Floor	Description	Area (m²)	Area (sq ft)
Ground	Office & Staff	322.5	3,473
	Warehouse	1,458.3	15,695
First	Offices	322.5	3,473
Total		2,103.3	22,641

Following the completion of any works to remove the offices, the revised floor area would be approximately 1780.8 m² (19,168 sq ft) of open warehouse/ workshop areas.

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £6.50 per square foot (exc).

BUSINESS RATES

The Rateable Value of the Property is shown on the Valuation Office website as follows:

Warehouse & Premises: £132,000

Using the 2026/27 Small Business (Non Retail) Multiplier of £0.48 in the £, the rates payable would be £63,360 before any relief schemes.

ESTATE CHARGE

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

INSURANCE

The landlord will insure the building with the tenant to reimburse the fair proportion of the annual premium.

Full details are available upon request.

DEPOSIT

A suitable rental deposit will be held for the duration of the term.

USE

The property can be used within B2, B8 & Class E(g)(iii) of the Use Classes Order 1897 (Amended).

NB: Motor Trade Uses will not be considered.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

FINANCE ACT 1989

All rents quoted are exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party to bear their own.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

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.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

VIEWINGS

By appointment only via agents Sibley Pares:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281 | 07547 672622









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