

Industrial

Unit 8 | Poulton Close Business Centre

 Poulton Close Business Centre, Dover, CT17 0HL

Unit 8 | 1,215 sq ft

High quality industrial unit with office space in a well established industrial location

Poulton Close Business Centre offers flexible industrial space located in close proximity to the Port of Dover. Poulton Close Business Centre offers secure space with remotely-monitored CCTV and 24 hour access via an automated gate.

Lease Type

New



Unit Summary

- Car Parking
- Office Accommodation
- WC facilities
- Starter Unit
- Premier Industrial Location
- Secure Estate

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[View Virtual Tour →](#)

Occupational Costs


	Per Annum	Per Sq Ft
Rent	£13,300.00	£10.95
Rates	£4,485.60	£3.69
Maintenance Charge	£2,200.00	£1.81
Insurance	£243.00	£0.20
Total Cost	£20,228.60	£16.65

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/UIP0100262

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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

The estate benefits from an excellent location with easy access to the A2 and A20/M20 Motorway. Junction 13 of the M20 is 5.8 miles to the North.



Airport

Gatwick Airport lies 80 miles to the north-west of the estate and is within a 1 hour 20 drive time.



Rail

The estate benefits from an excellent location with easy access to the A2 and A20/M20 Motorway. Junction 13 of the M20 is 5.8 miles to the North.

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (70)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials 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 Industrials.co.uk."



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