



Storage Unit, Hammill Road, Woodnesborough, Sandwich, Kent, CT13 0PR

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Unit 3, Hammill Road, Woodnesborough, Sandwich, Kent, CT13 0PR

£1,900 pcm

Description: A newly built, fully insulated commercial storage unit constructed to a high specification and extending to approximately 240sqm (2,583sqft). The unit has a roller shutter door and a pedestrian door at each end. There is a shared WC and kitchen on site.

All general maintenance is handled by the landlord- the tenant will be responsible solely for any damage caused to the unit during their occupancy. Unlike many other commercial units, there are no additional standing charges, service charges, or hidden VAT costs beyond what is stated. The site comprises four units and offers a friendly and welcoming environment, ideal for small businesses. Additionally, a forklift is available on-site, providing added convenience for handling goods and materials.

Situated: The unit is situated in Woodnesborough which is within easy reach of Sandwich town centre.

Tenure: The building will be offered for rent under a lease agreement for an initial period of up to three years, contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Business Rates: These will be the responsibility of the Tenant. The site is not currently rateable. Reliefs may be available dependent on your circumstances.

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VAT Landlord's Legal Costs: The ingoing Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

Rent: The rents will be payable monthly in advance.

Deposit: A deposit equal to two months' rent plus VAT will be payable.

Services: Electricity and broadband charges will be the responsibility of the Tenant. 3-phase electric is connected.

Insurance: The insurance premium is included within the quoted rent. The Tenant is to hold their own contents and business interruption insurance where applicable.

Local Authority: Dover District Council

Parking: There are two designated parking spaces.

Planning: Suitable for storage/light industrial use only.

Viewing: Strictly by confirmed appointment with Mark Chandler (m.chandler@finns.co.uk). If you are unsure about any details, please speak to Mark Chandler at Finn's on 01304 626093.



Agents Notes

1. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon.
3. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor

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