



## 2B LEAROYD ROAD, NEW ROMNEY

£110,000 Freehold

\*\*\* Last one Remaining \*\*\*

An opportunity to purchase a Freehold industrial unit in the established Mounfield Industrial Estate in New Romney.

Contact Sole Agents, Motis Estates Chartered Surveyors for further information on 01303 212020 or kris.foster@motis-estates.com



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# 2b Learoyd Road New Romney TN28 8XU

**Freehold , Vacant Possession , Ideal Investment**

\*\*\* Owner Occupiers and Investors \*\*\*

\*\*\* Last one Remaining \*\*\*

The property is situated to the south east of New Romney just off the A259 coastal road on the established Mountfield Industrial Estate. New Romney is located between Folkestone (13 miles to the east), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10a and 11 of the M20 Motorway are approximately 11 and 9 miles respectively, providing access to the motorway network, Channel Tunnel and Dover Port.

The property is an industrial unit on a Freehold title of 490 sq ft with parking in front of the unit and ample visitor parking. The unit benefits from a new electric roller shutter and three phase electricity.

The property has been refurbished recently with new lighting, new windows installed, brand new w/c and new alarm system installed by Ashe Alarms.

Eaves Height - Approx. 4.3m

Size: 490 sq ft

Price: £110,000

VAT: Exempt

Energy Performance Certificate: 100 (D) valid until January 2027

Please do not hesitate to contact, Kris Foster MRICS from Motis Chartered Surveyors in Folkestone for further details on 01303 212025.

Motis Estates for themselves and their clients give notice that: 1) They have not authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer of contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or any consents and Motis Estates have not tested any services, equipment or facilities. 3) Tenants must satisfy themselves by inspection or otherwise. 4) All rents and prices are quoted exclusive of VAT unless otherwise stated.

**Tenure** Freehold

**Postcode** TN28 8XU

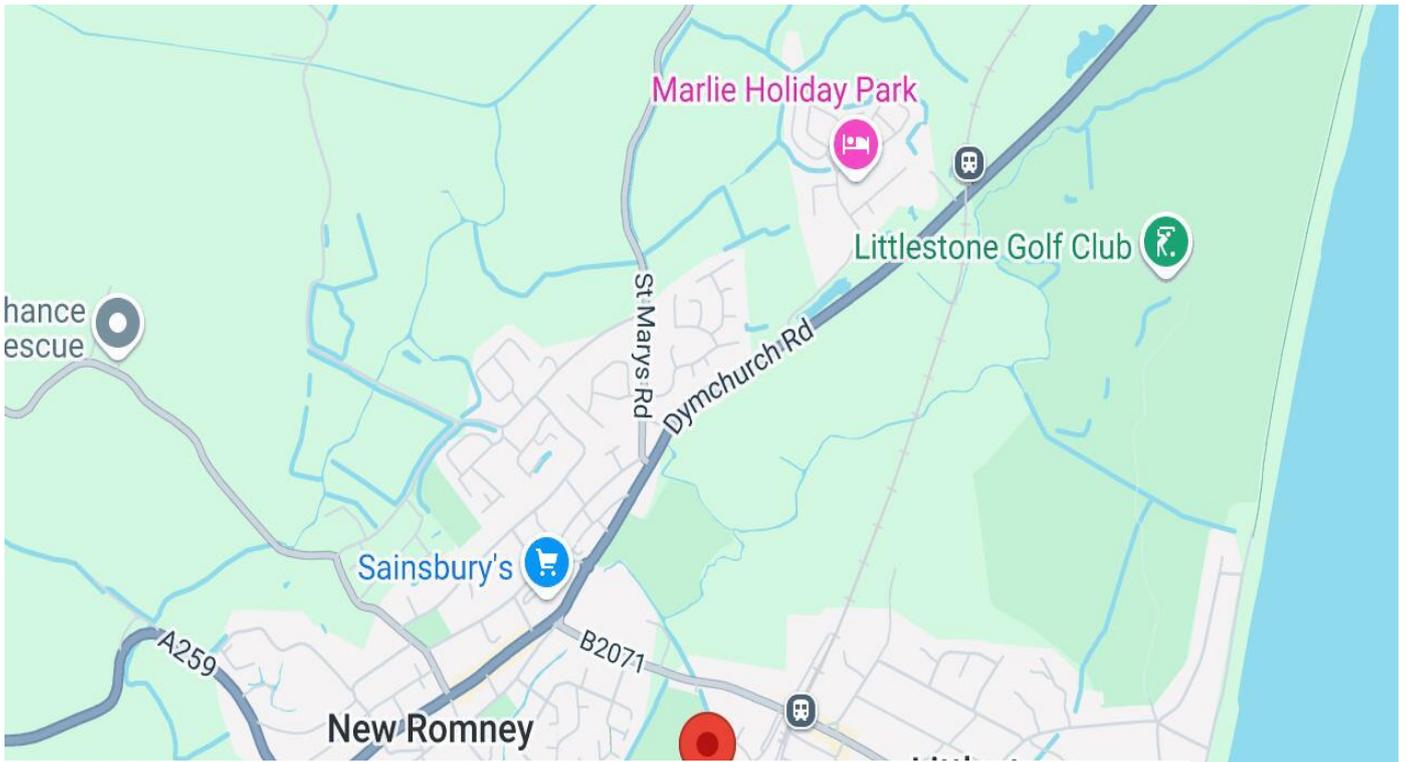
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005813

**Opening Hours:**

Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (by appt only)





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**IMPORTANT NOTICE**

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