

Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777



Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Guide Price £7,950,000

Big Offices, Poulton Close, Dover, CT17



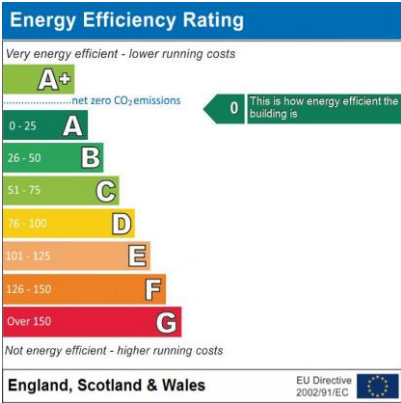
- Modern Office Complex with Industrial Warehousing
- Extensive Parking Facilities
- Large Storage Yards
- Net Income Circa £550,000p/a
- Good Access to the A2 and Port of Dover
- Existing Well Established Occupiers
- Substantial & Versatile Commercial Site

An excellent opportunity to acquire a substantial commercial property at Poulton Close, Dover, offering a combination of modern office accommodation, industrial warehousing, extensive parking and large storage yards. The offices are currently occupied by a number of well-established businesses, providing a strong and

established rental income. The property offers a good mix of accommodation and external space with generous parking and large yard areas suitable for storage, vehicles and deliveries. The combination of office, warehouse and yard space also gives the site plenty of flexibility for a range of commercial uses. The property is well located for access to the A2 and Port of Dover with good transport links to the surrounding areas and wider Kent. The current net income is approximately £550,000 per annum, making this an attractive investment with a well-established occupier base.

For further information, please contact our commercial manager for an in depth schedule.

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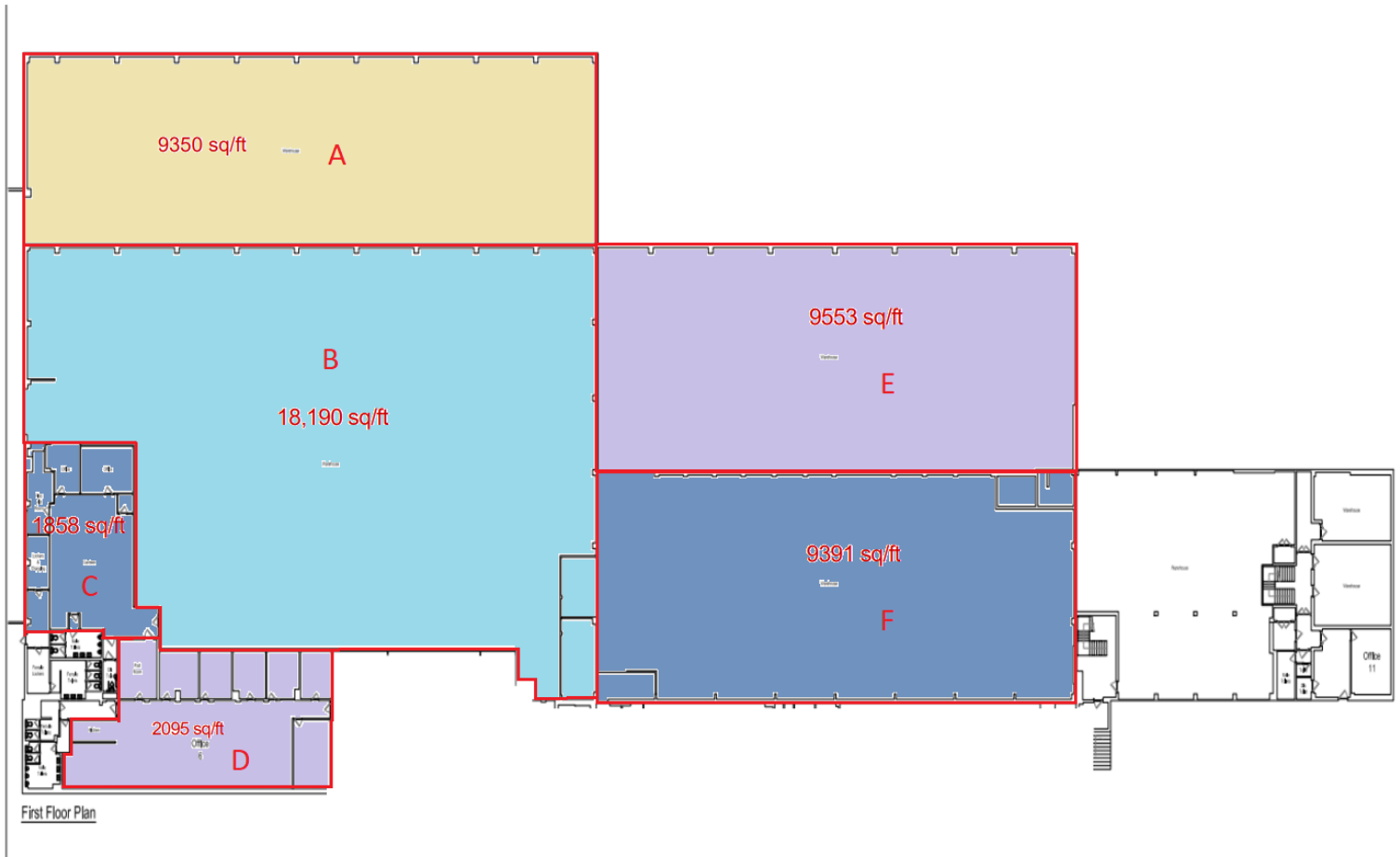












Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.