

**FREEHOLD
FOR SALE
OR TO LET**

another **Glenmore** development
www.glenmore-group.co.uk

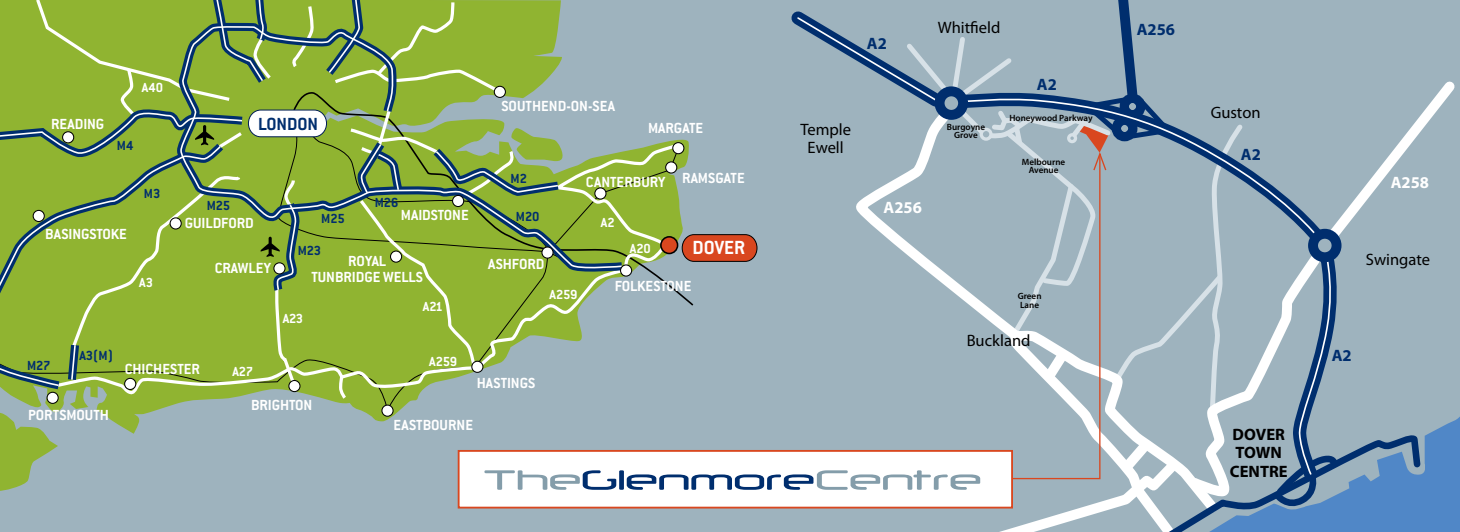
TheGlenmoreCentre

WHITE CLIFFS BUSINESS PARK, DOVER



NEW DEVELOPMENT OF BUSINESS UNITS 1,089 - 1,733 sq ft
SET IN A LANDSCAPED BUSINESS PARK LOCATION





TheGlenmoreCentre

Schedule of Accommodation

Unit No.	Ground Floor sq ft	First Floor sq ft	Total sq ft
1	890	843	1,733
2	890	843	1,733
3	738	368	1,106
4	738	358	1,096
5	738	358	1,096
6	738	358	1,096
7	738	358	1,096
8	738	358	1,096
9	738	358	1,096
10	738	358	1,096
11	738	358	1,096
12	791	411	1,202
13	763	389	1,152
14	763	389	1,152
15	791	743	1,534
16	703	386	1,089
17	695	375	1,070
18	703	378	1,081
19	737	670	1,407
20	737	670	1,407

All figures quoted are Gross Internal Areas.

Location

The Glenmore Centre is situated on the very popular White Cliffs Business Park which lies adjacent to the A2/M2 at Whitfield just to the north of the town centre. The scheme is situated in an exceptionally strong strategic national and international location with easy access to the rest of the UK via the A20/M20, the A259 coastal road and Europe via the port ferries and the channel tunnel.

Description

The Glenmore Centre is a new high quality commercial scheme providing a mixture of business space which can be occupied as light industrial, warehouse, or office units within a landscaped setting. The development provides 20 new business units of steel portal frame with high quality cladding and brick fascia. Each unit is provided with a first floor storage area, suitable for upgrading to office space.

Tenure

The units are available either Freehold or by way of new full repairing and insuring leases incorporating upward only rent reviews. Please note that there will be a management company which will oversee the common areas.

Specification

- Steel portal frame construction
- Insulated steel cladding to walls and roof incorporating 10% daylight panels
- Mains gas, water, telecom & 3 phase electricity
- 6 metre internal eaves height
- Full 3 metre clearance below first floor
- Power floated concrete floor (15kn/m²)
- First floor storage, capable of fitting out as offices, subject to the necessary consents
- Allocated car parking

Planning

Planning consent has been granted for B1/B2/B8 use.

Rates

The units have yet to be assessed for business rates.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Please contact the selling/letting agents to arrange a viewing.



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