

Unit 7  
Monastery Business Park  
Abbey Road  
Dover  
CT15 7DL

**£29,500 per annum**

Finn's  
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Sandwich  
CT13 9DA  
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- 5,900sqft newly converted storage unit
- Adjacent parking
- Beautiful location next to a historical monument

A large storage unit with WC facilities and adjacent parking next to a historical monument near Dover

### Description

The building is constructed of a concrete portal frame and is externally clad to the eaves. The building benefits from a level solid concrete floor with access via a large electric roller-shutter door. In addition there is a separate pedestrian door as well as a WC block in the corner. Internally the building offers a large open space measuring approx. 26.4m x 20.8m giving a total area of 549m<sup>2</sup> (5,909sqft).

There are a good number of parking spaces available to the tenant.

### Situated

The Building is situated off Abbey road. The farm is approx. 2.6 miles away from Dover and approx. 3.5 miles from the A2. The nearest postcode is CT15 7DL.

### Tenure

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

### Services

Mains electric, water and a septic tank. The tenant will be responsible for reimbursing the landlord at the standard rate of any charges incurred. There is to be a service charge of £120 per annum for the emptying and upkeep of the septic tank.

### Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

### Planning

The building is suitable for storage use under Class B8. No motor trade or storage of cars will be considered.

### Landlord's Legal Costs

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

### VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

### Deposit

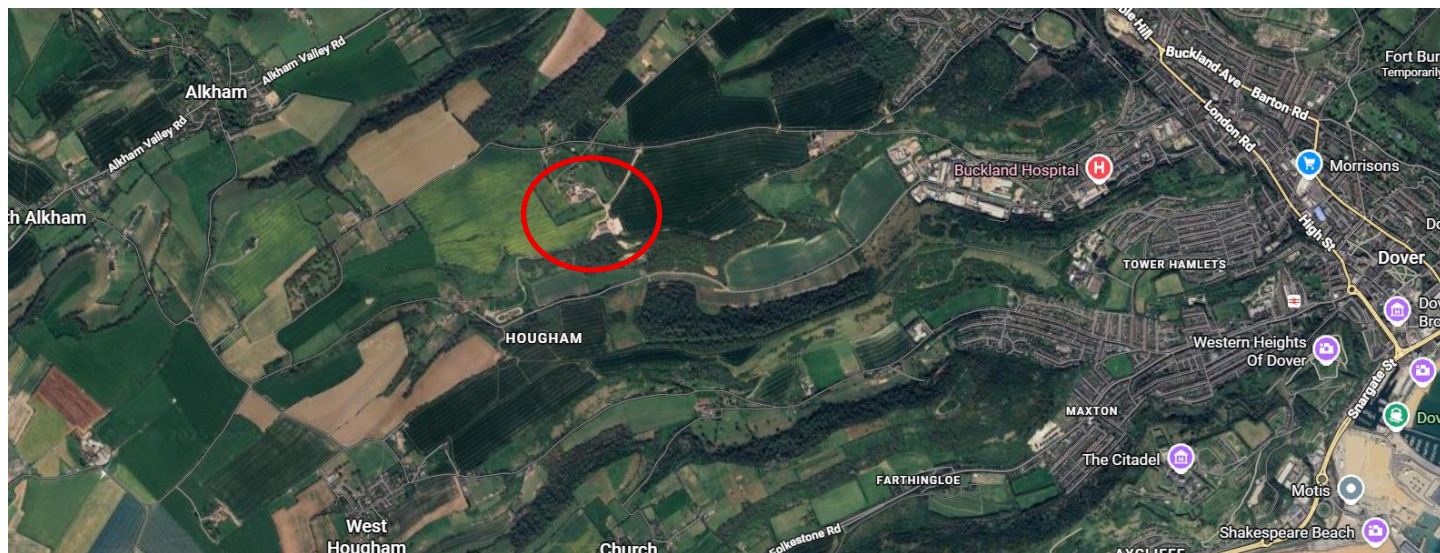
A deposit equal to two months' rent will be payable.

### Rent

£29,500 per annum will be payable quarterly in advance.

**Viewing:** By appointment through Finn's, St Nicholas at Wade. Tel: 01843 210878

**Date:** These particulars were prepared in: September 2026



**Agent's Note:** 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. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. 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.

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