



# NEW BUILD FACTORIES TO LET/FOR SALE

5,580 sq ft (518 sq m) to  
13,400 sq ft (1,245 sq m)

**Millyard Way, Pike Road Ind. Est., Eythorne, Dover**



**A development of 4 high  
specification Factory Units  
on the outskirts of Dover  
with good access to the  
A256, the Port and the  
A2/M2 motorway**

Millyard Way is Priority Sites' latest scheme in Kent. It consists of 4 high specification Factories between 5,580 and 13,400 sq ft which are available for Sale or to Let.

Each unit is self contained with dedicated car parking and ample secure service yards with fully fitted offices.

Ideally suited to the needs of modern businesses, the buildings offer a high quality external finish featuring extensive glazing and innovative architectural features as well as incorporating an energy efficient design with potentially lower running costs to occupiers.

In partnership with:



P R I O R I T Y F A C T O R Y P R O P E R T Y

P R I O R I T Y S I T E S





**Regional plan**

**LOCATION**

Millyard Way is adjacent to the Pike Road Industrial Estate and is strategically located to the North of Dover with good access to the A256 coast road which links directly to the A2/M2 Dover to London motorway. The nearby village of Eythorne is within approximately 1 mile and offers a variety of local amenities.

**SPECIFICATION**

Each Unit features the following

- Quality fitted offices with independent heating and Category II lighting system
- Glazed Mezzanine floor above offices with potential for light storage
- Male/Female/Disabled WC facilities
- The scheme is surrounded by a secure perimeter fence
- Connections to all mains services
- Generous minimum eaves height of 6m (19'8")
- Electric sectional slide-over doors

**PLANNING**

The units are suitable for a wide variety of uses with use classes B1 (offices and light assembly/ manufacturing) and B8 (Storage and general distribution).



**Site plan**

**ACCOMMODATION**

The accommodation comprises

Unit No	Gross Area (approx) sqft	Internal Area (approx) sqm	Office Content sqft	Office Content sqm	Car Parking
1	13,400	1,245	1,200	112	27
2	11,170	1,038	1,000	93	24
3	5,580	518	500	47	14
4	5,580	518	500	47	14

**TERMS**

The buildings are available for sale on a 999 year premium lease or to let on a FRI lease.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.



**Local plan**

**VAT**

VAT will be charged at the standard rate on the rent and nominal service charge.

**VIEWING**

By appointment with Tersons



**01304 202173**

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