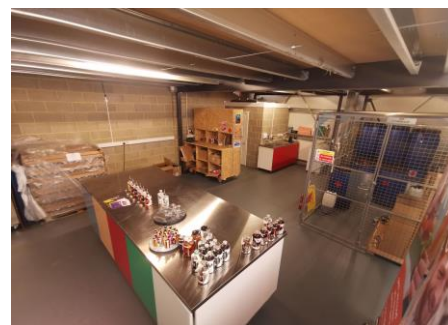


## Property Particulars

### RAMSGATE, KENT

32 THE OAKS, CT12 5FN

### LIGHT INDUSTRIAL UNIT TO LET



#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

#### RENT

We have been instructed to offer the premise at **£12,000 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £7,700.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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#### LOCATION

This development of industrial units is situated at the junction of Invicta Way and Columbus Avenue upon the Manston Business Park. The development is within about a quarter of a mile of the A229 dual carriageway which leads to the Thanet Way and the motorway network. Port Ramsgate with freight services to Belgium is about 3 miles away.

#### DESCRIPTION

The development has been designed for the small business user. The units are of attractive appearance with 10 foot wide roller shutter and 3 phase power. Each unit has a mezzanine floor and on the ground floor there is a toilet and wash basin. The property is arranged over ground floor and mezzanine with the following gross internal floor areas;

Ground Floor	82.31 sq m	886 Sq ft
First Floor	83.98 sq m	904 sq ft
<b>Total</b>	<b>166.30 sq m</b>	<b>1,790 sq ft</b>



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)