CLARKE 🔗 CRITTENDEN

Acquisitions, Lettings and Sales of all types of Commercial Property

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CHARTERED SURVEYORS

Property Particulars

RAMSGATE, KENT 32 THE OAKS, CT12 5FN

LIGHT INDUSTRIAL UNIT TO LET



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:

| Total | 166.30 sq m | 1,790 sq ft |
|--------------|-------------|-------------|
| First Floor | 83.98 sq m | 904 sq ft |
| Ground Floor | 82.31 sg m | 886 Sg ft |

| | 886 904 | | - |
|---|------------|----|----|
| 1 | 700 | 69 | ft |

1,790 sq ft



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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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)

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