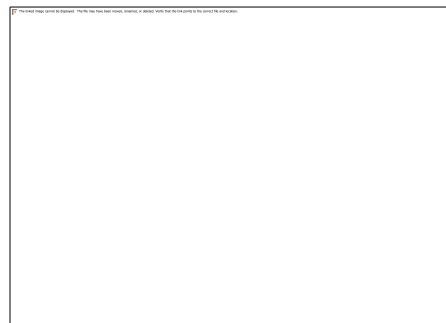
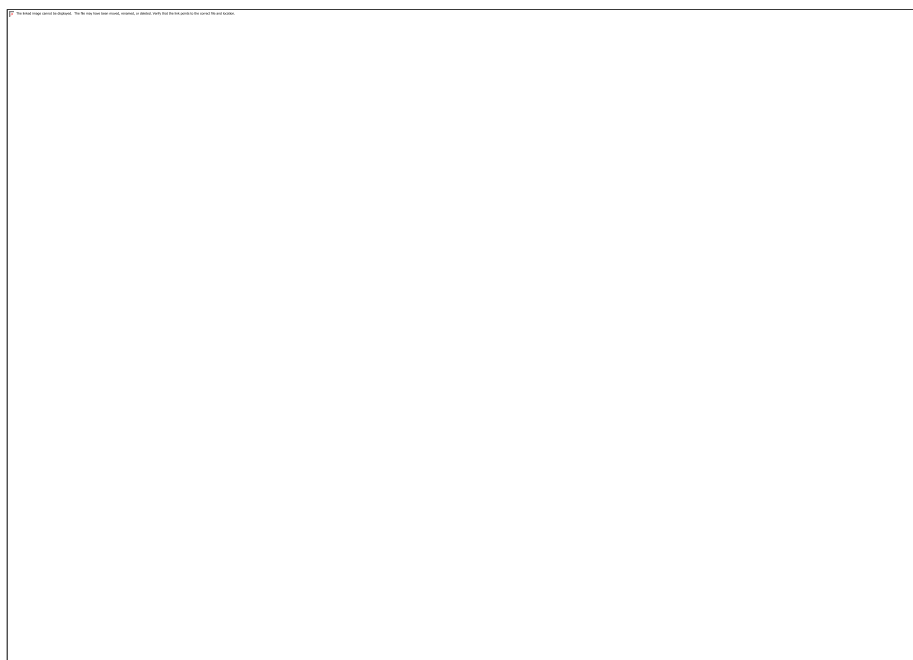


Property Particulars

BROADSTAIRS, KENT

10, NORTHDOWN INDUSTRIAL ESTATE NORTHDOWN ROAD,
CT10 3JP

LARGE LIGHT INDUSTRIAL UNIT WITH YARD - TO LET



LOCATION

The property is located on the Dane Valley Industrial complex and is located between Cliftonville and Broadstairs.

Broadstairs railway station from where the high-speed train connects with Ashford International and London St. Pancras is within about two miles.

DESCRIPTION

The property comprise of a ground floor light industrial industrial unit with a good sized yard to the front. The property has the following net internal floor areas,

Ground Floor	607 sq m	6,535 sq ft
Total	607 sq m	6,535 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 **£55,000 per annum exclusive**, subject to contract.

SERVICE CHARGE

The tenant is to be responsible for their fair proportion of Service charge and Insurance. The exact figures are available upon request.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £22,000.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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