

Property Particulars

HERNE BAY, KENT

UNIT 3, WEST INDUSTRIAL PARK SEA STREET, CT6 8JZ

RECENTLY REFURBISHED INDUSTRIAL / WAREHOUSING UNITS TO BE LET



LOCATION

West Industrial Park is found to the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network.

Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International. The Industrial Park is bordered by a railway line to the south and mostly industrial buildings surrounding. Nearby occupiers include City Electrical Factors, Build Base, and Jewson's Builders Merchants.

DESCRIPTION

The unit has been refurbished to create a modern industrial/ warehousing unit comprising brick & block construction, under a new insulated pitched roof, with electrically operated roller shutter door.

The unit comes with its own WC facilities. Hard standing in front of the unit provides car parking and loading area.

The property has the a floor area of 3,151 sq.ft on ground with an additional 651 sq.ft of office accommodation on first floor. Total: 3,802 sq.ft (353.2 sq.m).

TERM

The property is being offered on a new Full Repairing & Insuring lease, outside the Landlord & Tenant Act.

RENT

We have been instructed to offer the premise at **£30,416 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history, usually three months.

A non-refundable admin fee will be taken on acceptance of an offer of £850+VAT.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

BUSINESS RATES

The property currently has its rateable value assessment linked with other premises and will need to be separated.

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

PLANNING

We understand the property has planning for E users under the Town and Country Planning. (Use Classes) Order 1987.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the purchase price.

VIEWINGS

Strictly by previous appointment through owners' sole agents,

Ian Crittenden BSc (Hons) MRICS
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William Hinckley
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Regulated by RICS

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Note

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December 2020

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