

TO LET

WEST INDUSTRIAL PARK

SEA STREET • HERNE BAY • KENT • CT6 8JZ



RECENTLY REFURBISHED INDUSTRIAL/ WAREHOUSING UNITS

• UNITS FROM 1,455 - 5,349 SQ FT • SOME WITH OFFICES • GOOD ROAD LINKS

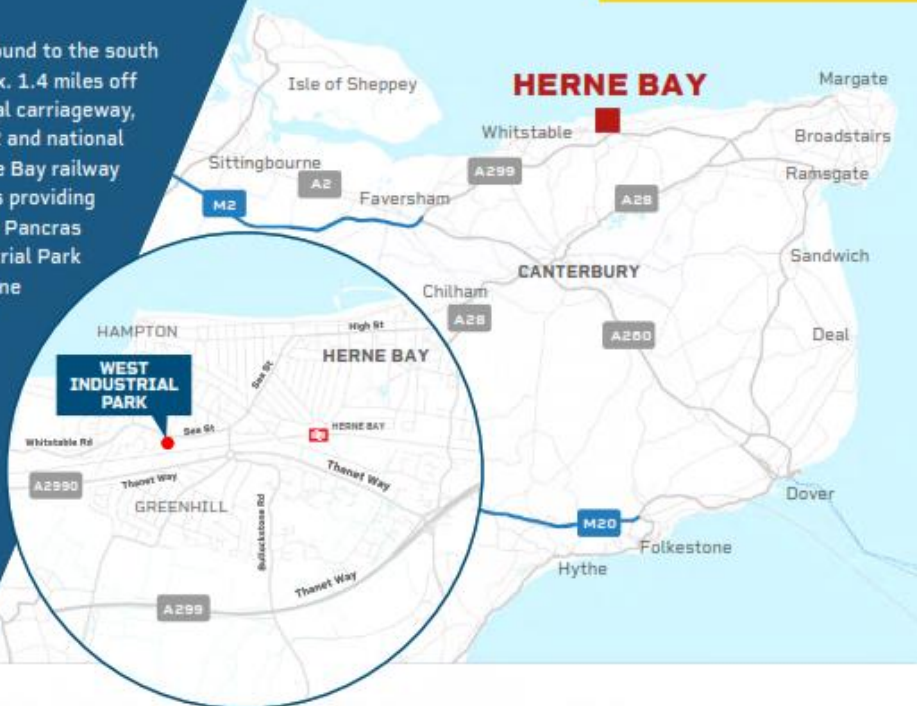


LOCATION

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.



CLICK HERE
TO OPEN IN
GOOGLE MAPS



POSTCODE: CT6 8JZ

WEST INDUSTRIAL PARK

TERMS

The units are being offered by way of new Full Repairing & Insuring leases for a term of years to be agreed, outside the Landlord & Tenant Act. The incoming tenant will be responsible for a proportion of the site service charge and buildings insurance.

DEPOSIT

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

ENERGY PERFORMANCE RATING

Details of each unit EPC rating available upon request.

BUSINESS RATES

Each unit is currently having its rateable value assessment separated. Prospective tenants are advised to make their own enquiries with the local authority. (Canterbury City Council: 01227 862427)

VAT

The property is elected for tax and VAT will be payable on the rent.

VIEWING

Strictly by previous appointment through the agents:



IAN CRITTENDEN
07940 736040
ian@clarke-crittenden.com



JAMES COLE
020 8252 8000
jcole@petchey.co.uk

DESCRIPTION

The terrace units, which have been refurbished, create modern industrial/ warehousing units comprising brick & block construction, under pitched roofs, with newly installed electrically operated roller shutter doors.

Each unit comes with its own amenity and wc facilities, in addition, some units have separate office accommodation. Hard standing surrounding the units provides car parking and loading areas.

AVAILABILITY SCHEDULE

Unit	GF: Warehouse (sq ft)	1st: Office/ Mezz (sq ft)	Total (sq ft)	Rent (pax)
3	3,151	651	3,802	£32,300
4	3,334	951	4,285	£36,400
11	4,310	441	4,751	£40,400
12	1,447		1,447	£13,700
13	3,146	770	3,916	£34,300
15	3,238		3,238	£27,200
16	2,783		2,783	£23,100

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, reference to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 09/22