

Property Particulars

WHITSTABLE, KENT

C/D, 3 TYLER WAY, CT5 2RS

LIGHT INDUSTRIAL UNIT TO LET - SHORT TERM LETS AVAILABLE



LOCATION

The property is situated in Swalecliffe on the Tyler Way industrial estate just off Colewood Road with easy access to the A2090 which leads to the Thanet Way which connects with the M2 and motorway network.

DESCRIPTION

The unit comprises a single storey light industrial property with parking to the front and the following gross internal floor areas,

Gross Internal	475.29 sq m	5,116 sq ft
Total	475.29 sq m	5,116 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 **£25,000 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 26,250.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
james@clarke-crittenden.com

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)

