

Property Particulars

MARGATE, KENT

3 OCIVAN WAY, CT9 4NN

HIGH QUALITY OFFICE WITH PARKING - TO LET



LOCATION

The premises are situated on the adjacent to the Westwood Industrial Estate. Westwood Cross Shopping Centre is a short walk from the property.

The property benefits from good road links to the A299 (Hengist Way and Thanet Way) which in turn leads to the motorway network via the A254 and A256. Nearby occupiers include Homebase, Travis Perkins, B&Q and Hornby Hobbies.

DESCRIPTION

The premises comprise of a ground floor office suite which is currently used for office and manufacturing purposes. The unit benefits from approximately 20 parking spaces.

The incoming tenant is to be responsible for for a fair proportion of the service charge and insurance. The premises has the following gross internal floor areas,

Ground Floor	476 sq m	5,127 sq ft
Total	476 sq m	5,127 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 **£52,500 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 £32,500.

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.

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Regulated by RICS

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