

Units 19-21 Blenheim Close

Pysons Road Industrial Estate, Broadstairs, Kent CT10 2YF



- Two Linked Light Industrial/ Workshop Units
- B1, B2 & Class E(g) Uses
- Loading & Parking on the Forecourt to the Front
- 3Phase Electricity

Industrial/ Warehouse Unit
TO LET
481.5 m² (5,182 sq ft) approx.

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LOCATION

The property is located on the Pysons Road Industrial Estate, an established trading centre positioned on the west side of Broadstairs.

DESCRIPTION

The property comprises a pair of linked industrial/warehouse units of steel portal frame construction, having a mix of brick and block, and profile steel sheet elevations, beneath pitched profile steel sheet roofs incorporating translucent panels.

The units are arranged as two open warehouses with ancillary mezzanine floors providing additional storage and offices areas, and benefitting from the following:

- Up and Over Roller Shutter Doors (5.2m)
- Three Phase Electricity Supplies
- Concrete Floor
- Modern Lighting
- 5.2m Eaves
- WCs

Externally, the units benefit from car parking and loading on the forecourts to the front.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	345.2	3,715
Mezzanine	Stores/ Offices	136.3	1,467
Total		481.5	5,182

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £31,500 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

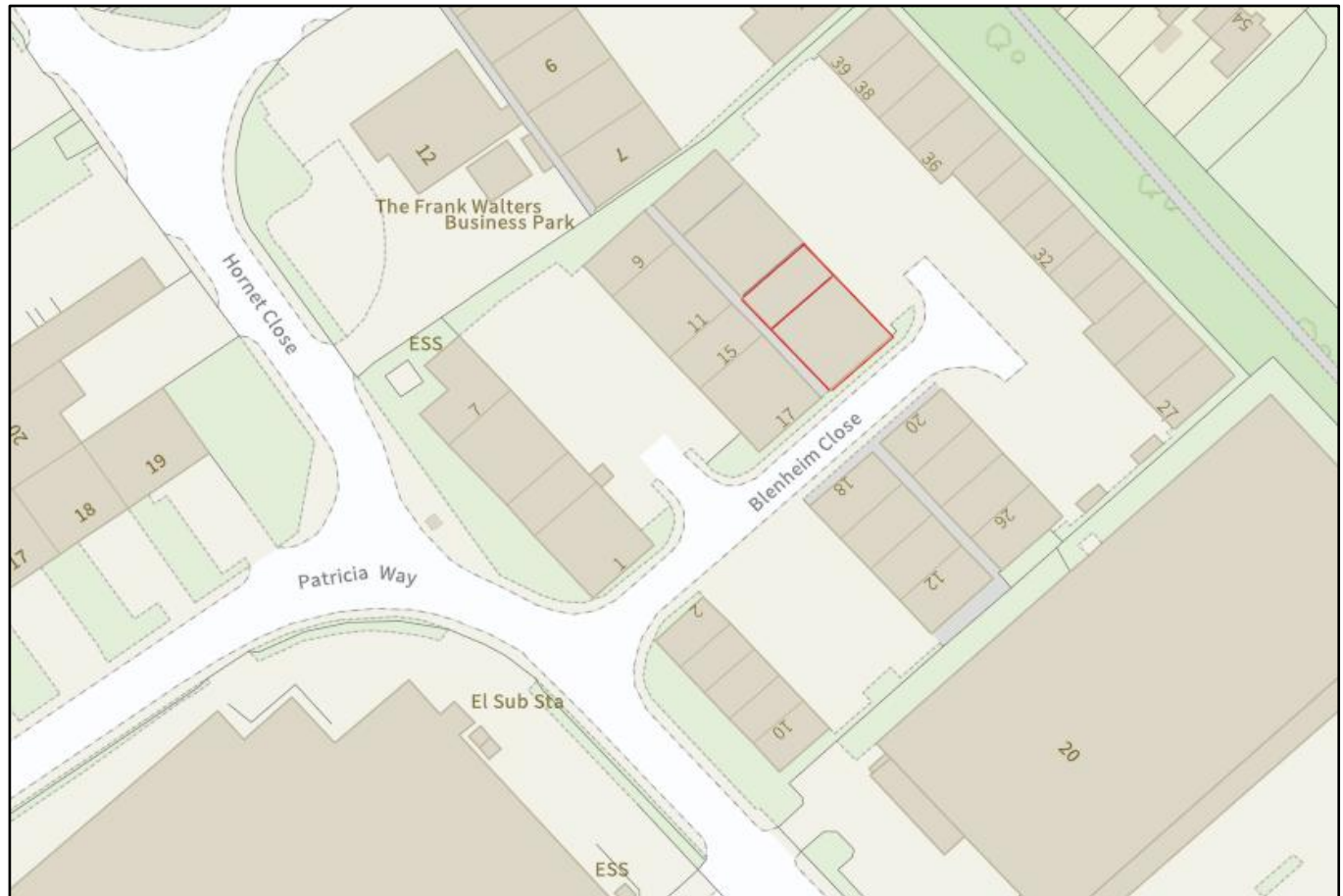
BUSINESS RATES

Tenants are responsible for the payment of Business Rates allocated to the demised property.

The terrace (Units 19-25) currently holds a single assessment which is in the process of being split.

ESTATE CHARGE

The Landlord maintains the common parts of the estate and recovers a fair proportion of the total cost through the estate service charge.



INSURANCE

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

FINANCE ACT 1988

All figures are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal and professional costs.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

PLANS

Any plans are for indicative purposes only.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS

ned.gleave@sibleypares.co.uk

01233 629281

NB: The adjoining two units can also be made available To Let providing a further 558.6 m² (6,013 sq ft). Please ask the agent for further information.







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