



TO LET

2,700 Sq Ft

- *STEPPED RENT INCENTIVE* UNIT 20 - 2,700 SQ FT YEAR 1: £18,900 pax (£7 psf), YEAR 2: £21,600 pax (£8 psf), YEAR 3: £24,300 pax (£9 psf)
- THREE PHASE POWER
- RECEPTION AND STAFF AREA
- 3 PARKING SPACES
- LIGHTING
- LOADING DOOR

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 20, TELEGRAPH HILL INDUSTRIAL ESTATE, LAUNDRY ROAD, MINSTER, RAMSGATE, KENT, CT12 4HY

STEPPED RENT INCENTIVE

UNIT 20 - 2,700 SQ FT (YEAR 1: £18,900 pax, YEAR 2: £21,600 pax, YEAR 3: £24,300 pax)

LOCATION

The property is located on the popular Telegraph Hill Industrial Estate, a short distance from the Minster/Manston roundabout and services and the A299 dual carriageway, giving it excellent connections to Ramsgate (6 miles), Canterbury (12 miles), Dover (20 miles) and the M2 and M20 motorways.

Minster and Thanet Parkway station provide access to the High Speed one services to London via Ashford International with journey times of approximately one and a half hours.

DESCRIPTION

The property comprises a single-storey industrial/warehouse unit having a steel frame with a concrete floor and full height loading door. The unit has offices, kitchen and toilet facilities on the ground and first floors and has the following amenities.

Location

Unit 20, Telegraph Hill Industrial Estate, Laundry Road, Minster, Ramsgate, Kent, CT12 4HY

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Accommodation[

The property comprises a **single-storey industrial / warehouse unit** extending to approximately **2,700 sq ft (251 sq m)**. The unit is of **steel frame construction** with a **concrete floor** and **full-height loading door**, and also benefits from **office / reception accommodation, staff facilities**, and **WC / kitchen facilities** arranged over ground and first floor areas.

VAT

VAT will be charged if applicable.

Additional Information

Rent

£18,900 - £21,600 Per Annum

Strictly by prior appointment through **Petchey Holdings Limited**.

For further information or to arrange a viewing, please contact the letting agent directly.

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