

## Property Particulars

# BROADSTAIRS, KENT

5 COPPERLEAF DANE VALLEY ROAD, CT10 3AT

DANE VALLEY ROAD, BROADSTAIRS



### LOCATION

Copperleaf Business Park is found on Dane Valley Road. It is in a centralized location between St Peters and Cliftonville.

A regular bus service connecting the two towns and throughout Thanet is available close by. Broadstairs railway station is within two miles where the high speed train connects with Ashford international and St. Pancras International.

### DESCRIPTION

This modern light industrial unit provides suitable space for a variety of uses. The unit benefits from light industrial space on the ground floor with office accommodation on the first and has the following net internal floor areas;

Ground Floor	66.43 sq m	715 sq ft
First Floor	45.35 sq m	488 sq ft
<b>Total</b>	<b>111.76 sq m</b>	<b>1,203 sq ft</b>

### 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 **£15,000 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 £10,250.

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

### ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

### VAT

VAT will be payable if applicable.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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