

Property Particulars

HERNE BAY, KENT

UNIT 4, WEST INDUSTRIAL PARK SEA STREET, CT6 8JZ

**HIGH SPECIFICATION OFFICE / INDUSTRIAL
BUILDING TO LET WITH GOOD ROAD LINKS**



LOCATION

The building is found to the south side of Sea Street and within 1.4 miles of the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network. Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International.

The building is found on the West Industrial Park which is bordered by a railway line to the south and mostly industrial buildings and open storage land to the east. Nearby occupiers include City Electrical Factors, Build Base, and Jewsons Builders Merchants.

DESCRIPTION

The building is a modern industrial unit comprising a brick and metal clad property on an established trading estate. The unit includes an element of hard standing surrounding the property used as car parking, as shown highlighted above.

The property has the following floor area,

Warehouse	11,692 sq.ft	1,086.0 sq.m
Ground Floor Offices	450 sq.ft	41.8 sq.m
Total	12,142 sq.ft	1,128.0 sq.m

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 **£75,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history.

ENERGY PERFORMANCE RATING

Energy performance certificates are available on request.

BUSINESS RATES

The property currently has its rateable value assessment linked with other premises and will need to be separated.

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

PLANNING

We understand the property has planning for B1/B8 users under the Town and Country Planning. (Use Classes) Order 1987.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the purchase price.

VIEWINGS

Strictly by previous appointment through owners' sole agents,

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Regulated by RICS

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Note

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June 2019

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