

# MANSTON PARK

6 INVICTA WAY CT12 5FD

## FREEHOLD INVESTMENT PREMISES FOR SALE



### SITUATION

The premises are to be found on Manston Park which is situated within easy access to the A253 which in turn connects with the Thanet Way, A299, and the motorway network.

### DESCRIPTION

The unit is divided between two tenants who both have licence agreements in place, and arranged as warehouse/storage, ancillary offices and toilets upon the ground floor occupied by Kent Office Solutions. On the mezzanine first floor there are offices, reception, conference room and toilets, this is occupied by Optima Care. The approximate gross areas are as follows:-

#### Ground floor

Warehouse	1593 sq ft	148.08 sq m
Office	775 sq ft	71.99 sq m
Kitchen/Staff Room	188 sq ft	17.5 sq m
Male & Female toilets		

#### Mezzanine First Floor

Reception	384 sq ft	35.71 sq m
Training/Boardroom	715 sq ft	66.42 sq m
Office 1	165 sq ft	15.38 sq m
Office 2	340 sq ft	31.64 sq m
Office 3	242 sq ft	22.50 sq m
Office 4	258 sq ft	23.98 sq m
Office 5 (rear office)	364 sq ft	33.90 sq m
Storage	133 sq ft	12.38 sq m
Toilets		

**Total Useable Area**                      **5,128 sq ft**                      **476.40 sq m**

Allocated parking is included within the sale.

### BUSINESS RATES

Rateable value in the 2010 list, £36,000 (warehouse & Premises)

**Note:** Interested parties are advised to make their own enquires of Thanet District Council on 01843 577000.

### VALUE ADDED TAX

VAT will be charged if applicable

### RENTAL INCOME

The current annual rental income is **£28,999 pax exclusive of VAT**

### PRICE

We are instructed to offer this industrial property for **£300,000 Freehold, subject to contract.**

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: [brent@clarke-crittenden.com](mailto:brent@clarke-crittenden.com)

#### Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement  
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