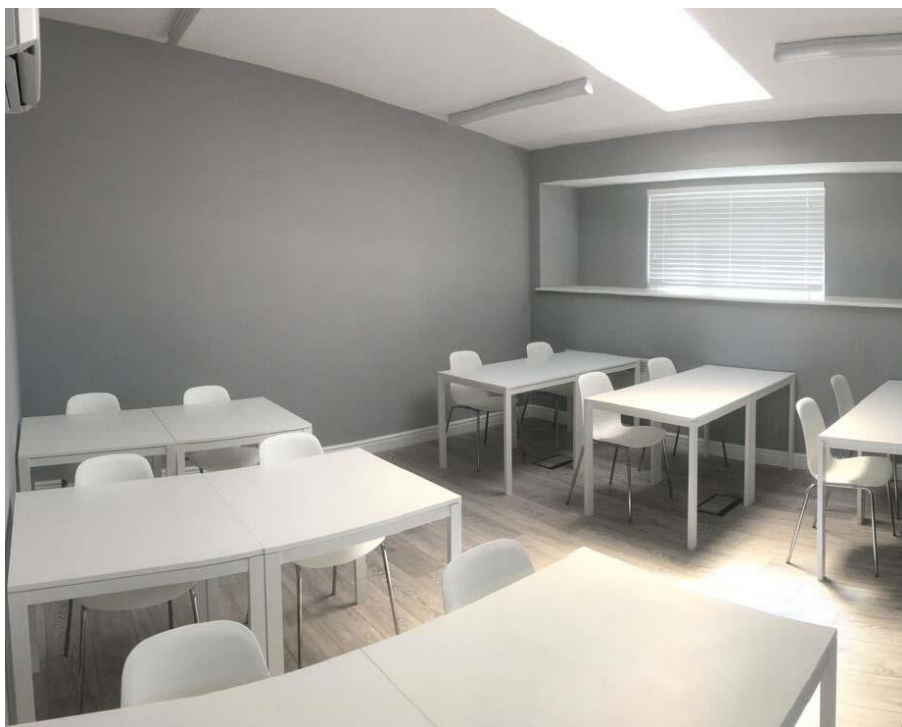


## Property Particulars

# MANSTON

58 THE OAKS, INVICTA WAY, CT12 5FN

## MODERNISED HIGH QUALITY OFFICE AND LIGHT INDUSTRIAL UNIT FOR SALE



### RATING

We understand the property has yet to be rated by the Valuation Office.

*Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

### ENERGY PERFORMANCE RATING

The property is currently under construction and yet to have an EPC rating.

### FREEHOLD

We are instructed to offer the unit at **£164,995**, subject to contract.

### VALUE ADDED TAX

VAT will be charged if applicable.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123 alternatively,

Ian Crittenden BSc (Hons) MRICS  
[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

James Crittenden  
[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)

### SITUATION

This development of modern industrial units is situated at the junction of Invicta Way and Columbus Avenue upon the Manston Business Park.

The development is within about a quarter of a mile of the A229 dual carriageway which leads to the Thanet Way and the motorway network.

### DESCRIPTION

The units are of attractive appearance with 10 foot wide roller shutter and 3 phase power. The unit is arranged with entrance door leading to hallway / staircase two WC's, and warehouse area on ground floor. The mezzanine level has been refurbished to a high standard with **CAT5 & telephone cabling, CCTV, Air Conditioning** and roller blinds on the Velux windows.

This unit has undergone a large amount of improvement which included creating two offices as well as a small kitchen and WC at mezzanine level. To the side of the unit is a fenced external yard of approximately 200 sq.ft (18.8 sq.m). There is car parking to the front of the unit.

The unit comprises of the following gross internal floor areas

Ground Floor	70.5 sq m	759 sq ft
First Floor	65.3 sq m	702 sq ft
<b>TOTAL</b>	<b>135.8 sq m</b>	<b>1,461 sq ft</b>

### Note

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January 2018