

## Property Particulars

# MANSTON PARK

10 INVICTA WAY CT12 5FD

## FREEHOLD INDUSTRIAL 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 arranged as warehouse, reception ancillary offices and toilets upon the ground floor. On the mezzanine first floor there are offices, conference rooms and toilets. The approximate gross areas are as follows:-

#### Ground floor

Warehouse	1,272 sq ft	118.02 sq m
Reception	265 sq ft	24.60 sq m
Office 1	157 sq ft	14.66 sq m
Office 2	213 sq ft	19.80 sq m
Office 3	225 sq ft	20.95 sq m
Kitchen/Staff Room	256 sq ft	23.84 sq m
Two toilets		

#### Mezzanine First Floor

General Office	368 sq ft	34.22 sq m
Boardroom	246 sq ft	22.89 sq m
Managing Director's Office	193 sq ft	17.97 sq m
Adj. Conference Room	52 sq ft	4.70 sq m
Conference Room	228 sq ft	21.18 sq m
Store Room	72 sq ft	6.73 sq m
Toilets		

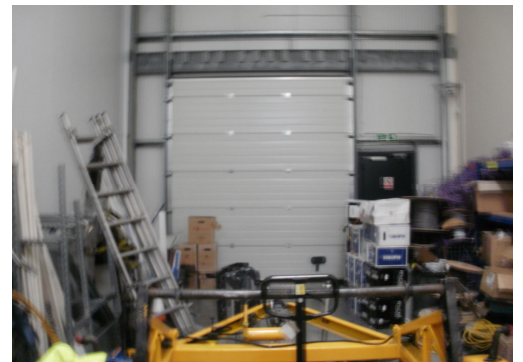
**Total Useable Area**                      **3,547 sq ft**                      **329.56 sq m**

Allocated parking is included within the sale.

### BUSINESS RATES

Rateable value in the 2010 list, £23,750 (warehouse & Premises) The current UBR is 0.458 in the £.

**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

### PRICE

We are instructed to offer this industrial property for **£255,000 freehold, subject to contract.**

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: [ian@clarkecrittenden.com](mailto:ian@clarkecrittenden.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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