

# MANSTON BUSINESS PARK

14 INVICTA WAY, KENT, CT12 5DD

**MODERN INDUSTRIAL UNIT TO BE LET**



The building benefits from the following,

- 8.2m eaves height in the main warehouse
- 8 level access loading doors
- Dock level loading doors – ability to retrofit
- 98 allocated car parking spaces
- Extensive service yards on the western and northern elevations
- High specification office accommodation
- Glazed reception area
- 24/7 access and dedicated on-site security

## ENERGY PERFORMANCE RATING

The property has an EPC rating of C58.

## RENTS

On application.

## TERMS

The property is to be let on a new lease on FR&I terms.

## VIEWINGS

Strictly by previous appointment.

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## 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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## SITUATION

The subject property is located on Invicta Way, forming part of Manston Business Park in East Kent. The site benefits from excellent transportation links to the South East via the main arterial routes of the M2, M20 & M25 motorways, which are easily accessed from the property.

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. The property is located approximately 2.5 miles of Minster Railway Station which provides regular services into London St Pancras International.

## DESCRIPTION

The property comprises a warehouse with substantial HS style office accommodation, with the following floor areas,

Warehouse	60,693 sq.ft	5,639.0 sq.m
Ground Floor Office	4,737 sq.ft	440.0 sq.m
First Floor Office	4,332 sq.ft	402.0 sq.m
Second Floor Office	4,356 sq.ft	405.0 sq.m
Mezzanine Level	23,253 sq.ft	2,160.0 sq.m
<b>Total</b>	<b>97,371 sq.ft</b>	<b>9,046.0 sq.m</b>