

Fourteen



Fourteen
Invicta Way
Manston Business Park
Ramsgate | Kent | CT12 5DD

97,400 sq ft

To Let (May Sell)
Modern Distribution
Warehouse with HQ Offices

Fourteen



Description

The property comprises a highly specified two bay distribution warehouse of steel portal frame construction, together with three storey HQ office accommodation on the south east corner of the site. The property falls within B1, B2 and B8 use classes of the Town and Country Planning (Use Classes) Order 1987.

Specification

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





97,400 sq ft



Accommodation

	sq ft	sq m
Ground Floor Warehouse	60,812	5,649.62
Ground Floor Office	4,684	435.20
First Floor Office	4,239	393.85
Second Floor Office	4,296	399.5
Mezzanine	23,369	2,171.01
Total	97,400	9,048.83

Fourteen Invicta Way



Location

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. Minster Railway Station is located approximately 2.5 miles south of the property and provides regular services into Central London.

EPC Rating

The property has an Energy Performance Certificate rating of C58. Further information is available upon request.

Terms

The property is available on full repairing and insuring terms available on request.

Rent

On application.



Contact

For further information please contact:



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