

## Property Particulars

# WESTGATE

UNIT 4, 1 CUTHBERT ROAD CT8 8NR

## LIGHT INDUSTRIAL WORKSHOP TO LET



### SITUATION

The property is situated just off the Westgate shopping centre and about 100 metres of buses and railway station. The Canterbury Road buses giving access to Canterbury and most of the other Thanet towns are within about 300 metres walk.

### DESCRIPTION

The premises are of single storey construction and have roller shutter doors leading to Cuthbert Road. To the front of both there is a forecourt area for parking or displaying of goods.

The gross floor area is about 151.98m<sup>2</sup> [1,636ft<sup>2</sup>]. There is three phase power to the premises.

### LEASE

The property is to be let on a partial repairing and insuring lease for a minimum term of three years. In the event of the lease being for a longer term the lease would include three year reviews.

### WATER SERVICES & BUILDINGS INSURANCE

The tenant would be responsible for 25% of the water services account and 29% of the buildings insurance premium.

### LEGAL FEES

Ingoing tenant to be responsible for both parties legal costs incurred in this transaction.

### RENT

We are instructed to offer the premises at an initial rent of £12,000 per annum, exclusive, subject to contract.

### POSSESSION

Possession will be given on completion of all legal documentation.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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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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