

MANSTON

OFFICE A, ROWE'S YARD, INVICTA WAY, CT12 5FA

**A HIGH QUALITY BUSINESS READY OFFICES
WITH EXCELLENT ROAD LINKS**



ENERGY PERFORMANCE
ASSET RATING:

3

RATING

We understand the property has a rateable value of £4,550 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

VAT

The property is elected for VAT and therefore VAT will be applicable.

RENT

The unit is available at a rental of 5,000 per annum exclusive, subject to contract.

TERMS

The units are to be let on either 6 or 12 months' leases. A deposit will be required

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123
Email: ian@clarke-crittenden.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. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. June 2017

SITUATION

This development of business 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 development has specially been designed for the small business user. There are many features in our opinion that make this development attractive to the small business. These include the following (some require an additional payment):

Allowance for electricity, pre-installed telephone line, alarm system, CCTV with night vision, allocated car parking, separate disposal area, gated and fenced perimeter.

The unit extends to approximately 500 square feet (46.6 square meters).

FEES

The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction.