

Property Particulars

MANSTON

100 THE OAKS, INVICTA WAY, CT12 5FN

MODERN LIGHT INDUSTRIAL UNIT FOR SALE



ENERGY PERFORMANCE RATING

An EPC is available upon request

RATING

We understand the property has a rateable value of £7,900 in the 2017 rating list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

FREEHOLD

We are instructed to offer the unit at **£167,500**, subject to contract.

VALUE ADDED TAX

VAT will be charged if applicable.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123 alternatively,

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SITUATION

This new development of industrial units is situated at the junction of Invicta Way and Columbus Avenue upon the Manston Business Park. The subject unit benefits from being located at the entrance to The Oaks.

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 been designed for the small business user. The units are of attractive appearance with 10 foot wide roller shutter and 3 phase power. Each unit has a mezzanine floor and on the ground floor there is a toilet and wash basin.

This unit has undergone a large amount of renovation which included creating two offices as well as a small kitchen and WC.

The unit comprises of the following net internal floor areas

Ground Floor	82.31 sq m	886 sq ft
First Floor	83.98 sq m	904 sq ft

TOTAL 166.29 sq m 1,790 sq ft

Please note at the time of measuring work was being carried out therefore these areas are subject to change.

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

November 2017