

# HERNE BAY

UNITS 7-10, WEST INDUSTRIAL PARK, SEA STREET, CT6 8JZ

**FREEHOLD INDUSTRIAL BUILDINGS FOR SALE  
WITH VACANT POSSESSION**



The buildings are arranged as follows,

### Unit 7

Warehouse	7,041 sq.ft	654.1 sq.m
Office	1,389 sq.ft	129.0 sq.m
Mezzanine	1,389 sq.ft	129.0 sq.m

### Unit 8

Warehouse	5,349 sq.ft	496.9 sq.m
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### Unit 9

Warehouse	5,349 sq.ft	496.9 sq.m
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### Unit 10

Warehouse	3,225 sq.ft	299.6 sq.m
Mezzanine	493 sq.ft	45.8 sq.m

<b>Total</b>	<b>24,235 sq.ft</b>	<b>2,251.5 sq.m</b>
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### SITUATION

The buildings are found to the south side of Sea Street and within 1.4 miles of the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network. Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International.

The buildings form part of the West Industrial Park which is bordered by a railway line to the south and mostly industrial buildings and open storage land to the east. To the west is largely residential housing with Hampton Primary School to the north.

Nearby occupiers include City Electrical Factors, Build Base, and Jewsons Builders Merchants.

### DESCRIPTION

The building is a modern industrial building which is a brick and metal clad building forming four interconnecting buildings. The buildings all have car parking to the front and loading spaces to the rear.

The West Industrial Park comprises a number of light industrial and office units. The sale will include the share of the access road around the estate, shown on the above plan in pink.

### ENERGY PERFORMANCE RATING

Energy performance certificates are available on request.



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

**Note**

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. April 2018

## Property Particulars



### PLANNING

We understand the site has planning for B1/B8 users under the Town and Country Planning. (Use Classes) Order 1987.

### VAT

We understand the properties are elected for VAT and therefore VAT will be payable on the purchase price.

### GUIDE PRICE

We are offering this freehold interest at **£1,700,000 (ONE MILLION SEVEN HUNDRED THOUSAND POUNDS)**, subject to contract.

Alternatively, the client may consider renting the units.

### VIEWINGS

Strictly by previous appointment through owners' sole agents,

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### BUSINESS RATES

The property has a rateable value of £80,500 in the 2017 rating list.

*Prospective purchasers are advised to make their own enquiries of Canterbury City Council on 01227 862 000.*



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