

Property Particulars



MARGATE

UNIT X9, CONTINENTAL APPROACH,
WESTWOOD INDUSTRIAL ESTATE, CT9 4JG

INDUSTRIAL UNIT TO LET

SITUATION

Westwood Industrial Estate is located between Margate and Ramsgate on a well established trading estate. The property benefits from good road links to the A299 (Hengist Way and Thanet Way) which in turn leads to the motorway network via the A254 and A256.

Port Ramsgate with freight services to Europe is within about 4 miles.

DESCRIPTION

The premises are of single storey construction with electrically operated roller shutter door, personal door and allocated parking to the front. Visitor parking is also on site.

The approximate dimensions are as follows.

Gross area	102 sq m	1,099 sq ft
Height to eaves	5.00m	16ft 6ins
Kitchen area		
Disabled toilet facility		

TERMS

The premises are to be let on terms to be agreed with tenants paying a contribution towards the service charge which will include buildings insurance premium, exterior maintenance of the property and car parking area. The service charge will be calculated as a percentage of the floor area.

USER

We understand the property has a B1 User under the Town and Country Planning (Use Classes) Order 1987.

Note: Interested parties are advised to make their own enquiries of the planning department of Thanet District Council on 01843 577000.

AGREEMENT

The ingoing tenant to make a contribution towards the agreement costs of £200 plus VAT.

SERVICE CHARGE

There is a service charge to cover cost of buildings insurance premium and general maintenance of the external areas.

BUSINESS RATES

The unit is to be reassessed for business rates.

VALUE ADDED TAX

All costs including rent are subject to VAT at the prevailing rate.

RENT

We are instructed to offer these premises at £7,150 pax, subject to contract. (Approximately £595 pcm)

RENT DEPOSIT

A rent deposit equal to one quarter's rent will be required.

VIEWING

Strictly by prior appointment with, agents Clarke & Crittenden Commercial.

t 01843 841123
e admin@clarkecrittenden.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.

It should be noted that the current directors of the landlord owner of the property are employed within the Estate Agency business.

Clarke & Crittenden is the trading name of Crittenden Commercial Limited

10.01.17