

Property Particulars

MANSTON PARK

6 INVICTA WAY, RAMSGATE, KENT CT12 5FD

FREEHOLD BUSINESS PREMISES FOR SALE



SITUATION

The premises are to be found on Invicta Way, a popular business / industrial area which has excellent road links connecting with Thanet and the rest of the County. The A253 is within a few minutes of the property, which in turn connects with the Thanet Way (A299) and the national motorway network.

DESCRIPTION

The unit is divided into two units, the ground floor warehouse and the first floor offices; It should be noted that the two units are separated by a locked door and can very easily be used by one company.

The property is occupied on the ground floor by "Kent Office Solutions" who occupy the ground floor on a short term licence. The first floor offices are currently vacant.

The approximate gross areas are as follows:

Ground floor	2,556 sq.ft	237.5 sq.m
First Floor	2,601 sq.ft	241.6 sq.m
Total	5,157 sq.ft	479.1 sq.m

The demised property includes the car parking and forecourt to the front of the building. There is also parking for approximately seven cars to the side of the property.

BUSINESS RATES

The property has been divided into two for business rates purposes. The ground floor has a rateable value of £12,500 (Offices, store and premises). The first floor has currently been removed from the rating list.

Note: Interested parties are advised to make their own enquires of Thanet District Council on 01843 577000.

ENERGY PERFORMANCE RATING

The property has an energy performance certificate with a rating of D88.

VALUE ADDED TAX

VAT will be charged if applicable

PRICE

We are instructed to offer this industrial property for **£275,000**, subject to contract.

VIEWINGS

For more information or to arrange a viewing please contact Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
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
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