

Property Particulars

MANSTON

UNIT 22, MAPLE LEAF BUSINESS PARK, RAMSGATE

NEWLY BUILT INDUSTRIAL UNIT TO BE LET



SITUATION

The property is found on the newly constructed Maple Leaf business park at the end of the runway with excellent road links.

This new development of industrial units is situated at the junction of Invicta Way and Columbus Avenue. 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, with each of the units having a 10 foot wide roller shutter door and personal door to the front. The unit will have a mezzanine floor, with a toilet, wash basin and kitchenette on the ground floor.

The unit has not yet been completed but we understand the approximate dimensions will be as follows,

Ground floor	1,000 sq ft	92.9 sq m
Mezzanine	900 sq ft	83.6 sq m
Total	1,900 sq.ft	176.5 sq.m

TERMS

The unit is to be let for a minimum term of five years on Full Repairing & Insuring covenants.

RENTAL

We are instructed to offer the unit at a rental of **£8,500 pax**, subject to contract.

RATING

We understand the property has yet to be rated by the Valuation Office.

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

DEPOSIT

A rental deposit will be required, the amount will be dependent on trading history and references.

ENERGY PERFORMANCE RATING

The property is currently under construction and yet to have an EPC rating.

VALUE ADDED TAX

We understand that the property is elected for VAT and therefore VAT will be charged on the rental.

FEES

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

VIEWINGS

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

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Note

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