

RAMSGATE

UNIT 32, TELEGRAPH HILL INDUSTRIAL PARK, CT12 4HL

**MODERN INDUSTRIAL / TRADE COUNTER UNIT
WITH OFFICE ACCOMODATION**



SITUATION

The property is found just off Laundry Road on the Telegraph Hill Industrial Park. The park comprises a range of different size industrial and office units and a range of modern and older style premises.

The park is found within a minute of the A299 dual carriageway which in turn connects with the A2 Motorway network.

DESCRIPTION

The unit comprises a single storey light industrial property with office accommodation along one side of the unit and a mezzanine level with additional office accommodation. The property has a reception area to the front which could lend itself to a trade counter, stpp.

The property includes a 5.1m (16' 5) roller shutter door, kitchen and two WC's. The property has single phase electric power. To the front of the unit is parking for approximately four/five cars. The premises provide 2,399 sq.ft (222.9 sq.m) of warehouse space with an additional 2,100 sq.ft (195.1 sq.m) of office space.

We have measured the property on a gross internal basis (GIA) which is arranged over two levels,

Ground Floor (GIA)	369.6 sq.m	3,978 sq.ft
Mezzanine Level	75.1 sq.m	808 sq.ft
Total (GIA)	444.7 sq.m	4,787 sq.ft

TERMS

The unit is to be let on a new lease, on Full Repairing & Insuring covenants, outside the Landlord and Tenant Act. A rental deposit will be required.

RATING

We understand the property has a rateable value of £14,750 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

ENERGY PERFORMANCE

We are advised that the property has an EPC rating of C74.

RENT

We are quoting a rental of £28,722 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

Note

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