

## Property Particulars

# MANSTON

33 THE OAKS, INVICTA WAY, CT12 5FD

## MODERN LIGHT INDUSTRIAL UNIT TO BE LET



### ENERGY PERFORMANCE RATING

The property has an EPC rating of 301.

### RENTS

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

### TERMS

The property is to be let on a new lease for a term of years to be agreed on FR&I terms.

### VALUE ADDED TAX

VAT will be charged if applicable.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden.

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### SITUATION

This new development of industrial units is situated at the junction of Invicta Way and Columbus Avenue upon the Manston Business Park.

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. Port Ramsgate with freight services to Belgium is about 3 miles away.

### DESCRIPTION

The development has been designed for the small business user. The units are of attractive appearance with 10 foot wide roller shutter and 3 phase power. Each unit has a mezzanine floor and on the ground floor there is a toilet and wash basin.

The unit comprises of the following accommodation,

Ground floor	886 sq.ft	82.3 sq.m
Mezzanine	904 sq.ft	84.0 sq.m
<b>Total</b>	<b>1,790 sq.ft</b>	<b>166.3 sq.m</b>

### FEES

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

### RATING

To be assessed.

#### 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

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