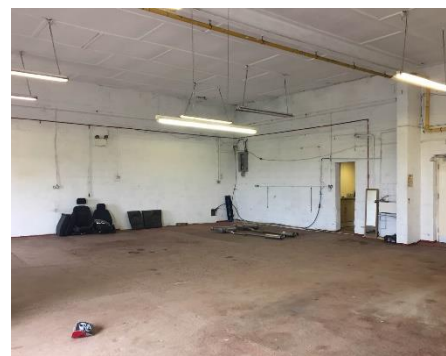


ST NICHOLAS

2 CROSSWAYS BUSINESS PARK, BIRCHINGTON, CT7 0AA

LIGHT INDUSTRIAL / BUSINESS UNIT TO BE LET



SITUATION

The property is found on the main Canterbury Road and within half a mile of the Thanet Way dual carriageway (A299), which in turn connects with the M2 Motorway, providing excellent road links to the County and beyond.

The park comprises a range of different size light industrial and office units arranged over ground and first floors, all with allocated parking.

DESCRIPTION

The premises comprise a ground floor light industrial property with roller shutter door (2.5m wide). The unit has the benefit of a WC, kitchenette and two car parking spaces.

The electricity supply for the park is supplied through one main meter, which is in turn separately metered to each unit and charged by the landlord.

We have measured the property on a gross internal basis (GIA) which is arranged as follows,

Ground Floor (GIA)	147.3 sq.m	1,585 sq.ft
Total (GIA)	147.3 sq.m	1,585 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, subject to covenant.

RATING

We understand the property has a rateable value of £6,000 in the 2017 rating list.

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

ENERGY PERFORMANCE

Available on request.

RENT

We are quoting a rental of **£10,500 per annum exclusive**, subject to contract.

VIEWINGS

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

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com

James Crittenden

james@clarke-crittenden.com

Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited.

April 2018