

## Property Particulars

# MANSTON

17 ROWE'S YARD, INVICTA WAY, CT12 5FA

**BUSINESS READY WORKSPACES**



### SITUATION

This new development of business 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. Manston airport with freight depot is about a mile away and Port Ramsgate with freight services to Belgium is about 3 miles distance.

### DESCRIPTION

The development has specially been designed for the small business user. There are many features in our opinion that make this development attractive to the small business. These include the following (some require an additional payment):

Allowance for electricity (100 KW per month), Pre-installed telephone line, Alarm system, CCTV with night vision, 2 car parking space per unit, Designated disabled parking, Separate Waste Disposal area, Gated and Fenced perimeter, Buildings insurance (not contents). The approximate dimensions are as follows,

Ground floor	165.37 sq m	1,780 sq ft
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### TERMS

The units are to be let on either 6 or 12 months' leases. A deposit will be required

### RENT

This unit is being offered at £14,500 per annum, subject to contract.



### RATING

We understand the property has a rateable value of £12,000 in the 2017 rating list.

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

### EPC

ENERGY PERFORMANCE  
ASSET RATING: **15**

### FEES

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

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden,

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### 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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