

WHITSTABLE

UNIT C&D, 3 TYLER WAY, WHITSTABLE, KENT CT5 2RS

SINGLE STOREY UNIT – FORMERLY GYMNASIUM



SITUATION

The property is situated in Swalecliffe on the Tyler Way industrial estate just off Colewood Road with easy access to the A2090 which leads to the Thanet Way which connects with the M2 and motorway network.

DESCRIPTION

The unit comprises a single storey light industrial property which was last used as a gymnasium with parking to the front.

The property has the following approximate dimensions:-

Area 1	2,336 sq ft	217.02 sq m
Area 2	2,780 sq.ft	258.27 sq m
Cloakroom		
Total	5,116 sq ft	475.29 sq m

The landlord would consider splitting the unit as above subject to agreed terms.

TERMS

The unit is to be let on a new lease for a term of years in excess of five years, on Full Repairing & Insuring covenants, outside the Landlord and Tenant Act.

RENT DEPOSIT

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

RATING

We understand the property has a rateable value of £21,500 in the 2017 rating list. Note: Prospective tenants are advised to make their own enquiries of Canterbury City Council on 01227 862000

FEES

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

RENT

We are quoting a rental of £32,000 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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