

MARGATE

BUILDING A, ALL SAINTS INDUSTRIAL PARK, CT9

SELF CONTAINED INDUSTRIAL / BUSINESS UNIT TO BE LET



ENERGY PERFORMANCE RATING

Yet to be assessed.

TERMS

The unit is to be let on new lease for a term of years to be agreed on full repairing and insuring covenants.

RENT

The unit is being offered at a rental of £31,000 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

SITUATION

This new development is situated on in the centre of Margate and within a short distance of the main A28 Canterbury Road. The development is also within walking distance of Margate railway station which runs services to London Victoria and London St Pancras International.

DESCRIPTION

The development will comprise a range of industrial / business units to suit occupiers from manufacturing through to offices. The units will be provided in a shell condition ready for the ingoing tenant's fit out.

Building A currently is arrange as three units with three roller shutter doors but at this early stage can be configured to suit the occupiers needs. Building A can have it's own car parking to the front of the unit.

The building has a total ground floor area of 3,112 sq.ft (289.1 sq.m).

FEES

Each side is to be responsible for their own legal costs incurred in the transaction.

RATING

The property has yet to assessed for rating purposes.

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

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.

Clarke & Crittenden is the trading name of Crittenden Commercial Limited. 25/11/16