

## ST NICHOLAS

6 CROSSWAYS BUSINESS PARK, BIRCHINGTON, CT7 0PG

**MODERN INDUSTRIAL / TRADE COUNTER UNIT  
WITH OFFICE ACCOMODATION**



### 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 £5,100 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

### ENERGY PERFORMANCE

Currently being undertaken.

### RENT

We are quoting a rental of £7,000 per annum exclusive, subject to contract.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Ian Crittenden BSc (Hons) MRICS

Telephone: 01843 841123

Email: [ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

### 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 glazed window and personal door to the front of the property, and an electric roller shutter door (1.9m wide) and personal door to the rear. The unit has the benefit of a WC and four car parking spaces to the front of the building. The unit has a height of 3.1m to the front section, extending to 6.4m to the rear. There is the possibility of installing a mezzanine floor, this will incur an additional rental.

The unit provides for three phase electric power. 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)	69.6 sq.m	749 sq.ft
<b>Total (GIA)</b>	<b>69.6 sq.m</b>	<b>749 sq.ft</b>

### 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. 01/08/17