

## Property Particulars

# WESTWOOD

UNIT J1F, CHANNEL ROAD, CT9 4JS

## OFFICE PREMISES TO LET



### SITUATION

This unit is to be found on the popular Westwood Industrial Estate in the heart of Thanet. The estate comprises a mix of retail warehouses fronting the main Ramsgate Road (including B&Q and Halfords) and a number of industrial and office units of various sizes.

The Port of Ramsgate is approximately 4.5 miles from the property, Kent International Airport approximately 2.5 miles, and the A299 Thanet Way (leading to the M2) approximately 4 miles.

### DESCRIPTION

The unit is of single storey construction under a pitched roof, with roller shutter door to the front. The inside of the unit has been converted to office accommodation with the installation of a mezzanine level. The property has the benefit of four car parking spaces.

The approximate dimensions are as follows:-

Ground Floor	294.8 sq m	3,173 sq ft
Mezzanine Level	138.8 sq m	1,494 sq ft
Mezzanine Stores (reduced height)	34.2 sq m	368 sq ft
<b>Total Area</b>	<b>467.8 sq m</b>	<b>5,035 sq ft</b>

### BUSINESS RATES

The property has a rateable value in the 2010 list as "Store, Offices & Premises" of £17,750.

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

### TERMS

The premises are to be let on a new lease agreement outside the Landlord & Tenant Act. The lease will provide for effective full repairing & insuring covenants.

The property is available from the 1<sup>st</sup> July 2016.

### VALUE ADDED TAX

VAT will be payable if applicable.

### FEES

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

### RENT

We are instructed to offer the unit at a rental of £20,000 per annum exclusive, subject to contract.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

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

### 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