



Acquisitions, Lettings and Sales of all types of Commercial Property

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## Property Particulars



# WESTWOOD

UNIT 1 (N1-N4), ENTERPRISE ROAD,  
 WESTWOOD INDUSTRIAL ESTATE,

## INDUSTRIAL PREMISES TO LET

### SITUATION

This unit is to be found on the popular Westwood Industrial Estate close to **Travers Perkin, B&Q, Hornby Hobbies** and **Halfords**.

The property has good road access to Port Ramsgate, Kent International Airport, and the national Motorway network via A299 Thanet Way/M2 Motorway.

### DESCRIPTION

The units are of single storey construction and have 3 phase power, allocated parking and WC's.

The approximate dimensions are as follows:-

#### BUILDING 1

Warehouse	907 sq m	9,765 sq ft
Height to eaves	11.00 m	36 ft 0 ins

#### BUILDING 2

Warehouse	798 sq m	8,589 sq ft
Office	184 sq m	1,981 sq ft
Height to eaves	11.00 m	36 ft 0 ins

#### BUILDING 3

Warehouse & office	807 sq m	8,688 sq ft
Height to eaves	3.45 m	11 ft 4 ins

**TOTAL GROSS INTERNAL AREA**  
**2,512 sq m**

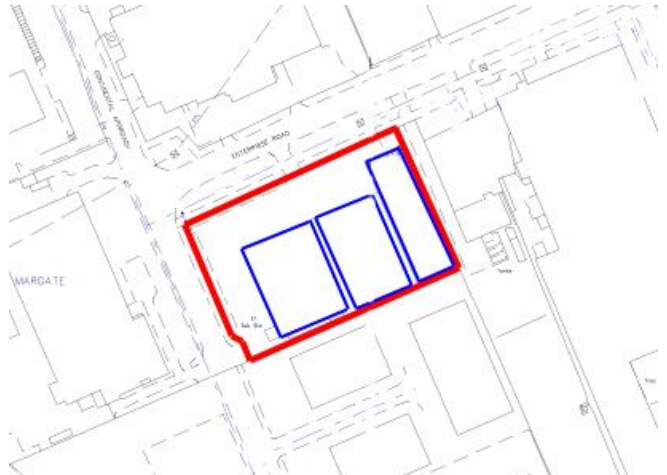
**27,042 sq ft**

### VALUE ADDED TAX

VAT will be payable if applicable.

### RENT

We are offering these units at £4.00 per square foot, exclusive and subject to contract.



### VIEWING

Strictly by prior appointment through Clarke & Crittenden Commercial

General Office 01843 226000  
 Facsimile 01843 226023  
 E-mail [ian@clarkecrittenden.com](mailto:ian@clarkecrittenden.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.