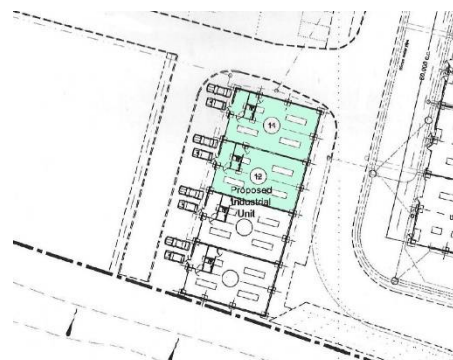


Property Particulars

MANSTON

INVICTA WAY, CT12 5FA

NEW MODERN INDUSTRIAL UNITS TO LET WITH HIGH CEILINGS & MEZZANINE FLOORS



ENERGY PERFORMANCE RATING

Yet to be assessed.

RENT

The units are being offered at £17,000 per annum exclusive, subject to contract.

TERMS

The units are to be let on new leases for a term of years to be agreed on Full Repairing & Insuring covenants.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

SITUATION

This new development is situated on the fast developing Manston park industrial estate.

The development is within about a quarter of a mile of the A229 dual carriageway which leads to the Thanet Way and the motorway network. Port Ramsgate with freight services to Belgium is about 3 miles distance.

DESCRIPTION

The development comprises of two units built to an above average specification (copy available for viewing in our office). The property has electrical sockets installed and LED lighting to the foyer area. Ducting for telephones and other cables.

Each unit has a ground floor gross area of about 1,453 square feet plus a mezzanine of about 1,300 sq ft. The premises have roof lights, personnel doors to front and rear and a 3 m wide electrically operated roller shutter door. Height to eaves 21 ft.

FEES

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

RATING

The property has yet to be assessed for rating purposes. *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.

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