

RAMSGATE

22 LEIGH ROAD, HAINE INDUSTRIAL ESTATE, CT12 5EU

**MODERN INDUSTRIAL BUILDING WITH GOOD
QUALITY OFFICE ACCOMODATION**



SITUATION

The property is found just off the Haine Road (A256) and benefits from excellent road links to the rest of the County and beyond.

The Thanet Way dual carriageway (A299) is approximately one mile away providing good access to the national motorway network. The port of Dover is within a 40 minute drive to the south of the property providing regular ferry services to the continent.

DESCRIPTION

The premises comprise a modern ground floor warehouse unit with wall and ceiling mounted gas heaters. To the rear of the property, arranged over two levels, is office accommodation (some with air conditioning, not tested). To the front and side of the property is hard landscaping which could be used as storage or car parking.

The property benefits from an electric roller shutter door, 4.5m wide (14' 9) and WC's in the main warehouse. Internally the warehouse has an eaves height of 4.3m (14' 1). The property currently provides single phase power but there is the ability to provide three phase should this be required.

We understand the property has the following gross internal area (GIA) as follows,

Ground Floor Warehouse	380.6 sq.m	4,097 sq.ft
Ground Floor Offices	147.1 sq.m	1,583 sq.ft
First Floor Offices	129.1 sq.m	1,390 sq.ft
Total (GIA)	656.8 sq.m	7,070 sq.ft

TERMS

The unit is to be let on a new lease, on Full Repairing & Insuring covenants. A rental deposit will be required.

RATING

We understand the property has a rateable value of £23,250 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

ENERGY PERFORMANCE

The property has an EPC rating of G206.

RENT

We are quoting a rental of **£28,500 per annum exclusive**, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123.

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Note

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