

WESTWOOD IND EST.

UNIT J1Ga, CHANNEL ROAD, CT9 4JS

SINGLE STOREY INDUSTRIAL UNIT TO BE LET



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 £12,000 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

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 unit is being split into two separate units with shared entrance, kitchen and WC facilities. New electric heating will be installed within the premises.

The approximate dimensions are as follows:

Ground Floor	223.0 sq m	2,400 sq ft
--------------	------------	-------------

BUSINESS RATES

We understand from the Valuation Office that the Rateable Value for the premises is £9,500 in the 2017 rating list. 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 for a term of years to be agreed, on full repairing and insuring covenants, outside the Landlord & Tenant Act.

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.