

WESTWOOD IND. ESTATE

UNIT J1C & J1D CHANNEL ROAD, CT9 4JS

**SINGLE STOREY OFFICE / WAREHOUSE UNIT TO
BE LET ON AN ESTABLISHED ESTATE**



LOCATION

This unit is to be found on the popular Westwood Industrial Estate in the heart of Thanet. The established trading estate comprises a mix of industrial, warehouse and office premises.

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

DESCRIPTION

The unit is of single storey construction under a pitched roof. The demise includes a warehouse of approximately 1,068 sq.ft (99.3 sq.m) with roller shutter door to the front. The unit benefits from a kitchen and WC facilities.

The approximate dimensions are as follows:

Total	7,300 sq.ft	678.0 sq.m
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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.

RENT

We are instructed to offer the unit at a rental of £45,000 per annum exclusive, subject to contract.

DEPOSIT

A rental deposit maybe required dependent on trading history and accounts.

BUSINESS RATES

The property has a rateable value of £24,000 in the 2017 rating list.

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 G165 and F141.

VALUE ADDED TAX

VAT will be payable if applicable.

FEES

The incoming tenant will be responsible for the landlords legal costs incurred in the transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123 alternatively,

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden
james@clarke-crittenden.com

Note

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