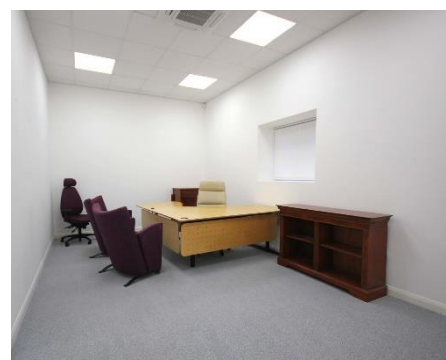


## Property Particulars

# MANSTON, RAMSGATE

13/14 INVICTA WAY, CT12 5FD

**HIGH QUALITY OFFICE ACCOMMODATION WITH  
EXCELLENT ROAD LINKS WITH PARKING**



### SITUATION

The property was constructed in 2017 and is found within about a quarter of a mile of the A229 dual carriageway which leads into the Thanet Way and M2 motorway beyond. The area is very popular with light industrial and office users with nearby new developments being constructed over the past few years including The Oaks and Rowe's Yard, with Maple Leaf being the latest development.

### DESCRIPTION

The demises includes the ground floor only of this two storey property. The office is predominately open plan with smaller office rooms to the front and rear elevations. To the rear of the premises is a large kitchen / staff room.

The premises has the following floor areas,

Office	1,509 sq.ft	140.2 sq.m
Kitchen	393 sq.ft	36.5 sq.m
<b>Total</b>	<b>1,902 sq.ft</b>	<b>176.7 sq.m</b>

### FEES

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

### ENERGY PERFORMANCE RATING

The whole property (including the first floor) have an EPC rating of C65.

### RATING

The ground floor has been split into three units with a rateable value totaling £14,725.

*Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

### RENT

The unit is being offered at £16,400 per annum exclusive, subject to contract.

### TERMS

The unit is to be let on a new lease for a term of years to be agreed on Full Repairing & Insuring covenants.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden.

Ian Crittenden

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### 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. January 2018