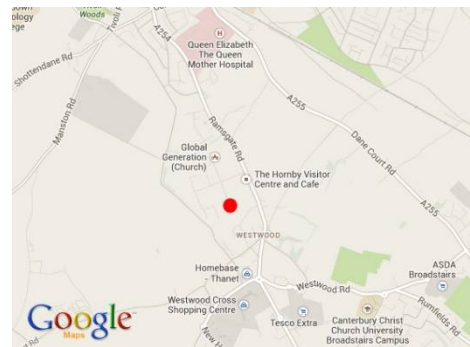


Property Particulars

WESTWOOD

UNIT J1A, WESTWOOD INDUSTRIAL ESTATE

OFFICE PREMISES TO LET



VALUE ADDED TAX

VAT will be payable if applicable.

TERMS

The premises are to be let on a new lease agreement outside the Landlord & Tenant Act. The lease will provide for effective full repairing & insuring covenants.

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 £10,000 per annum exclusive, subject to contract.

VIEWINGS

Strictly by previous appointment with Clarke & Crittenden.

Tel: 01843 841123

Email: ian@clarke-crittenden.com

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

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 premises is arranged over first floor of a two storey office buildings. The demise has a shared access with the ground floor office. Internally the property is planned as a number of office suites with parking to the front the building.

The approximate dimensions are as follows:-

First Floor 127.7 sq m 1,375 sq ft

RATING

The property falls within Thanet District Council for business rates purposes and interested parties should contact the council directly on 01843 577557.