

## Property Particulars



### 25 CECIL SQUARE, MARGATE THIRD FLOOR

#### AN OFFICE SUITE LOCATED IN THE HEART OF MARGATE'S BUSINESS DISTRICT

##### SITUATION

The property is situated in the central business centre of Margate. Within the Square are the Council Offices, Library and Law Courts.

To the front of the property there is short term car parking facilities and within about 400 yards there are multi storey car parks.

##### DESCRIPTION

The suite is situated within a multi-let office building comprising a number of office rooms. The office suite also includes a kitchen and WC.

Suite 1                      505 sq.ft                      46.9 sq.m

Ingoing tenant will be responsible for their own electricity, telephone and water.

##### BUSINESS RATES

Tenants are also responsible for the Business Rates, for more information please contact Thanet District Council directly as many of the smaller suites as subject to discounts.



##### LEASE

The offices are to be let on a new internal repairing and insuring leases for a term to be agreed.

##### RENTAL

We are seeking a rent of £3,600 per annum exclusive, £300 per calendar month, subject to contract.

##### FEES

The ingoing tenant is to make a contribution of £195 plus VAT towards the cost of the agreement.

##### VIEWING

Strictly by appointment with Clarke & Crittenden Commercial.

Contact: Ian Crittenden BSc (HONS) MRICS  
Telephone: 01843 841123  
E-Mail: ian@clarkecrittenden.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.

20/07/13