

Property Particulars

BROADSTAIRS

THE LEAD CENTRE, DANE VALLEY ROAD, CT10 3JL

WORKSHOP / OFFICE WORKSPACES



SITUATION

The development is found on Dane Valley Road close to Northdown Hill (B2053) and in the area known as St Peters between Cliftonville and Broadstairs. Other occupiers on the site include Revolution Skatepark and Barbies Nursery.

Broadstairs railway station from where the high speed train connects with Ashford International and London St. Pancras International is within about two miles. There are regular bus services which run along the B2053 connecting to the nearby towns.

DESCRIPTION

The development provides a range of workshop / office units which have water and electricity (water and electricity are charged separately). The units are available to let on new flexible licenses for a minimum term of 6 months.

The approximate dimensions and prices are as follows:

Unit	Area (sq.m)	Area (sq.ft)
Workshop 8	26.8	288
Workshop 9	43.6	469

FEES

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

RATING

We understand the properties have the following rateable values.

Unit	Rateable Value
Workshop 8	£1,900
Workshop 9	£2,750

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

EPC

We understand the units have an energy performance certificate rating of E121.

RENT

The units are being offered at the following rental, subject to contract.

Unit	Quoting Rent
Workshop 8	£2,885
Workshop 9	£4,693

In addition to the above there is a separate charge for electricity and water usage.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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Note

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