

Unit 4, Building 1
Whitehall Road Industrial Estate
Ramsgate
CT12 6BU

£11,000 plus VAT per annum

Finn's
1-3 King Street
Sandwich
CT13 9BY
t: 01304 612147
e: sandwich@finns.co.uk
www.finns.co.uk



Flexible storage unit with internal mezzanine.

Adjacent parking.

Good location near to Ramsgate town centre, railway station and dual carriageway.

www.finns.co.uk 01304 612147



Unit 4, Building 1
Whitehall Industrial Estate
Ramsgate
CT12 6BU

A good size storage unit on Whitehall Industrial Estate, with parking and situated in a convenient location close to the A266 dual carriageway and Ramsgate town centre.

Description

The unit is constructed of a steel portal frame, solid concrete block work walls and benefits from a level solid concrete floor. The storage unit is accessed via a double sliding steel door (with integrated personnel door) opening height approximately 3.7m. The overall storage unit measures 21.63m x 12m, equating to a total floor area of 259.56m² (2793sqft). In the far corner of the unit is a mezzanine accessed via a set of stairs, the space measures 6m x 7.43m. The space under the mezzanine has the potential to create an office area subject to obtaining any necessary consents. To the rear of the building is a separate fire escape.

Directions

From the Thanet Way head towards Ramsgate and at the Lord of the Manor Roundabout (Cliffsend) take the Canterbury Road East towards St Lawrence. At the next roundabout take the third exit onto the A255 continuing along Canterbury Road East. At the next roundabout take the first exit and continue along the A255 Canterbury Road East heading towards St Lawrence, at the mini roundabout take the Newington Road (B2014) towards the station, taking the second exit at the next mini roundabout. Shortly after crossing the railway bridge take the right hand turn onto Whitehall Road and continue for approximately ¼ mile and the Whitehall Industrial Estate is situated on the right hand side. The nearest postcode is CT12 6BU.

Tenure

To be offered on a fully repairing and insuring lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Mains water and electric.

Business Rates

These are to be the responsibility of the tenant. Having viewed the Valuation Office Agency website the current rateable value is £8600 per annum. Any interested parties are required to make their own investigations, however small business rate relief may be available.

Planning

The unit is suitable for light industrial use under Classes B, B2 & B8.

Landlords Legal Costs

The ingoing Tenant will be responsible for contributing £300 plus VAT to the Landlord's legal costs.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

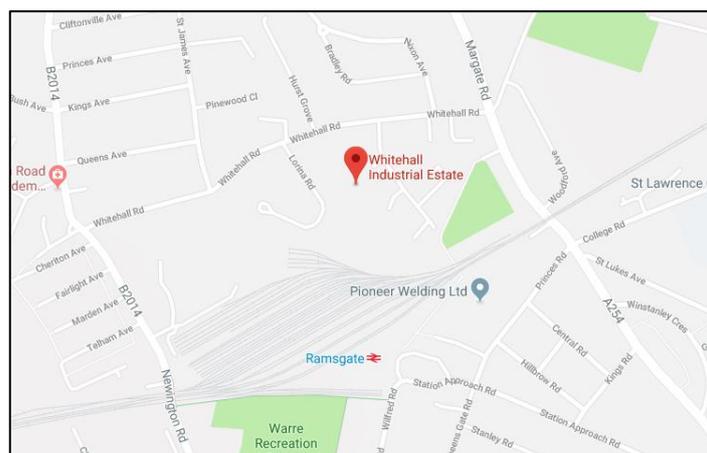
A deposit equal to two months' rent will be payable.

Rent

£11,000 per annum plus VAT will be payable quarterly in advance.

Viewing: By appointment through Finn's, Sandwich tel: 01304 612147.

Date: These particulars were prepared on: 16th March 2018.



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.