

Property Particulars

MARGATE, KENT

A4C CONTINENTAL APPROACH WESTWOOD INDUSTRIAL ESTATE, CT9 4JG

OFFICE SUITE TO RENT - WESTWOOD INDUSTRIAL ESTATE



TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£11,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £5,300.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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LOCATION

Westwood Industrial Estate is located between Margate and Ramsgate on a well established trading estate, located behind B&Q and Home Bargains. The property benefits from good road links to the A299 (Hengist Way and Thanet Way) which in turn leads to the motorway network via the A254 and A256.

DESCRIPTION

The premises is located on the Westwood Industrial Estate comprise of a two storage rooms, WC and kitchen. The premises has the following net internal floor areas,

Ground Floor	110.55 sq m	1,190 sq ft
Total	110.55 sq m	1,190 sq ft



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)