

Property Particulars

HERNE BAY, KENT

UNIT 6, WEST INDUSTRIAL PARK SEA STREET, CT6 8JZ

RECENTLY REFURBISHED INDUSTRIAL / WAREHOUSING UNITS TO BE LET



LOCATION

West Industrial Park is found to the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network.

Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International. The Industrial Park is bordered by a railway line to the south and mostly industrial buildings surrounding. Nearby occupiers include City Electrical Factors, Build Base, and Jewson's Builders Merchants.

DESCRIPTION

The unit has been refurbished to create a modern industrial/ warehousing unit comprising brick & block construction, under pitched roofs, with newly installed electrically operated Roller shutter doors.

The unit comes with its own amenity and WC facilities along with office content. Hard standing in front of the unit provides car parking and loading area.

The property has the a total floor area of 3,933 sq.ft (365.4 sq.m) with some 3,192 sq.ft on ground floor with a further 741 sq.ft on first floor.

TERM

The property is being offered on a new Full Repairing & Insuring lease, outside the Landlord & Tenant Act.

RENT

We have been instructed to offer the premise at **£32,500 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history, usually three months.

ENERGY PERFORMANCE RATING

The EPC for the property is being reassessed.

BUSINESS RATES

The property has a rateable value of £24,000.

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

PLANNING

We understand the property has planning for E users under the Town and Country Planning. (Use Classes) Order 1987.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the purchase price.

VIEWINGS

Strictly by previous appointment through owners' sole agents,

Ian Crittenden BSc (Hons) MRICS

07940 736040

ian@clarke-crittenden.com

Joint Agent

Neil Mason

Core Commercial: 01892 834483



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)

Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. December 2020

Property Particulars

