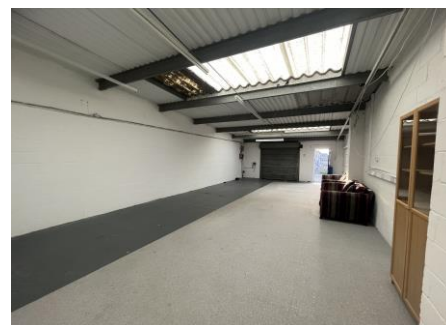


HERNE BAY, KENT

UNIT 1, SEA STREET INDUSTRIAL ESTATE SEA STREET, CT6 8LB

SEA STREET INDUSTRIAL ESTATE - UNIT TO LET



LOCATION

The building is found to the south side of Sea Street and within 1.4 miles of 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.

Nearby occupiers include City Electrical Factors, Build Base, and Jewsons Builders Merchants.

DESCRIPTION

The property comprise of ground floor only and has the following net internal floor areas,

| | | |
|--------------|----------------|------------------|
| Ground Floor | 90 sq m | 969 sq ft |
| Total | 90 sq m | 969 sq ft |

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 **£8,600 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 £7,000.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of E.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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