

Property Particulars

MARGATE, KENT

A7D-F WESTWOOD INDUSTRIAL ESTATE, CT9 4JG

OFFICE WITH INDUSTRIAL UNIT - TO RENT



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 property comprises of a two storey office with an industrial unit to the rear with roller shutter. The premises comprise of the following net internal floor areas;

Ground Floor	75.06 sq m	808 sq f
1st Floor Office	56.86 sq m	612 sq ft
Ground Floor Ind	172.34 sq m	1,855. sq ft
Total	304.26 sq m	3,275 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 **£26,500 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 £20,950.

Note: Prospect ive 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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Regulated by RICS

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