

## Property Particulars

### RAMSGATE, KENT

MAIN BUILDING INVICTA WAY, CT12 5FD

### LARGE INDUSTRIAL BUILDING WITH EXCELLENT OUSDIE SPACE TO BE LET



#### LOCATION

This newly built property is situated on the popular and well established Manston Park Industrial Estate. The property has excellent road links connecting the estate with the rest of Thanet and the wider national motorway network.

The development is within about a quarter of a mile of the A229 dual carriageway which leads to the Thanet Way and the M2 motorway.

#### DESCRIPTION

The property comprises a corner industrial building forming part of a larger industrial building. The property comprise of a large industrial warehouse, large yard suitable for parking as well as large deliveries. the premises also has some 1st floor office space Depending on requirements, there maybe some more storage space available subject to availability.

The approximate gross internal floor areas are as follows:

Ground Floor	1,208 sq m	13,000 sq ft
--------------	------------	--------------

<b>Total</b>	<b>1,208 sq m</b>	<b>13,000 sq ft</b>
--------------	-------------------	---------------------

(The exact area to be agreed prior to agreeing terms)

#### 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 **£95,000 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 £67,000.

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

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS  
[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

James Crittenden BSc (Hons)  
[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)



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)