

Property Particulars

MARGATE, KENT

UNIT 6, PHOENIX BUSINESS PARK WESTWOOD INDUSTRIAL ESTATE, CT9 4JG

NEW LIGHT INDUSTRIAL UNITS – OCT 23



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 are of double storey construction with electrically operated roller shutter door, personal door and allocated parking. The premises include a kitchenette and disabled WC. The approximate dimensions are as follows,

Unit 3	75 sq m	807 sq ft
Total	75 sq m	807 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 **£10,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property will need to be assessed by the local authority once completed

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)
james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS
ian@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)