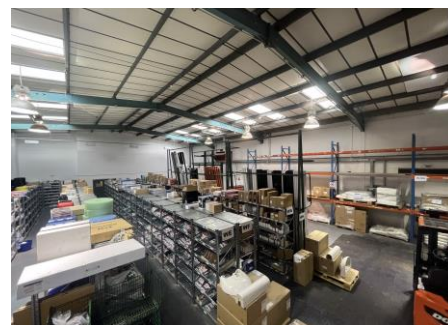


BROADSTAIRS, KENT

9 PATRICIA WAY, CT10 2LF

**RARE LIGHT INDUSTRIAL UNIT WITH PARKING -
PATRICIA WAY, BROADSTAIRS**



LOCATION

The site is located in Patricia Way on the Pysons Road Industrial Estate. The estate is well established situated just off the Margate Road (A254), with good transport links to the major towns of Thanet and the motorway network via the Thanet Way. The estate also provides easy access to Manston Airport, the Ports of Dover and Ramsgate, and the Channel Tunnel.

DESCRIPTION

We are offering this property by way of an assignment of a lease to expire in December 2030 with a tenant only break in December 2025.

The property comprises of a large ground floor light industrial unit with a separate mezzanine areas. In front of the unit is a large parking area. The property comprise of the following internal floor areas,

Ground Floor	485.42 sq m	5,225 sq ft
Mezzanine	84.48 sq m	909 sq ft
Total	569.90 sq m	6,134 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 **£32,500 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 £33,000.

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.

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Regulated by RICS

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Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

