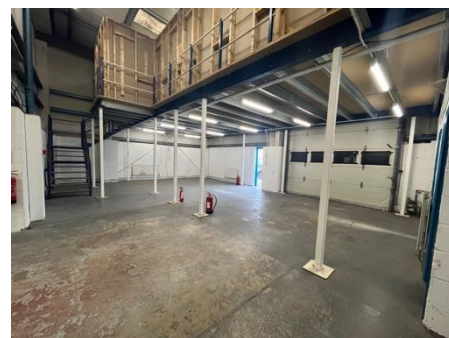


Property Particulars

BROADSTAIRS, KENT

7 BLENHEIM CLOSE, CT10 2YF

LIGHT INDUSTRIAL UNIT WITH OFFICE MEZZANINE - TO LET



LOCATION

Blenheim Close is located on the established Pysons Road Industrial Estate which is home to occupiers such as Howdens, Blaze, Screwfix and Plumbase. There are road communications via the A299 Thanet Way to the M2 and onto the M25 via the A265 to the Channel Port of Dover and the Channel Tunnel at Folkestone.

The ingoing tenant is to be responsible for the landlords legal fees. VAT is not payable on the rent.

DESCRIPTION

The unit comprises a two storey light industrial unit with mezzanine which benefits from a roller shutter and personal door.

Ground Floor	149.57 sq m	1,610 sq ft
Mez	139.07 sq m	1,497 sq.ft
Total	288.67 sq m	3,107 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 **£22,500 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 £15,750.

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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