

## Property Particulars

### RAMSGATE, KENT

2ND FLOOR OFFICE, ELEVATION SPACE ROWES YARD, CT12  
5FA

**HIGH QUALITY OFFICE SUITE WITH EXCELLENT  
ROAD LINKS TO LET**



#### LOCATION

This new development of business units is situated at the junction of Invicta Way and Columbus Avenue upon the Manston Business Park. The development is within about a quarter of a mile of the A229 dual carriageway which leads to the Thanet Way and the motorway network.

#### DESCRIPTION

The offices approached from a communal reception area are located on the second floor. The office suite comprises of the following gross internal floor areas

2nd Floor Office	91.49 sq m	985 sq ft
<b>Total</b>	<b>91.49 sq m</b>	<b>985sq ft</b>

#### 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 **£16,500 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 £9,700.

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

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

#### 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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