

Property Particulars

RAMSGATE, KENT

FIRST FLOOR, 13/14 INVICTA WAY, CT12 5FD

**NEWLY BUILT OFFICE BUILDING WITH
EXCELLENT NATURAL LIGHT 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 office building forming part of a larger industrial building. The premises benefits from a number of parking spaces to the front and rear of the property. The premises is located on the first floor with shared facilities on the ground floor.

The approximate gross internal floor areas are as follows:

First Floor	243 sq m	2,616 sq ft
Total	243 sq m	2,616 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 **£30,000 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 £26,750.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

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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