

Property Particulars

RAMSGATE, KENT

29 TELEGRAPH HILL LAUNDRY ROAD, CT12 4HY

LIGHT INDUSTRIAL UNIT ON AN ESTABLISHED ESTATE TO LET



LOCATION

The property is found just off Laundry Road on the Telegraph Hill Industrial Park. The park comprises a range of different size industrial and office units and a range of modern and older style premises.

The park is found within a minute of the A299 dual carriageway which in turn connects with the A2 Motorway network. The newly completed Thanet Parkways provide access to the High Speed services to London via Ashford International with journey times of approximately an hour.

DESCRIPTION

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

Ground Floor	255 sq m	2,743 sq ft
Mez 1	25 sq m	273 sq ft
Mez 2	55 sq m	592.11 sq ft
Total	335 sq m	3,608 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 £17,000.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of 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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