

## Property Particulars

### RAMSGATE, KENT

5E WILTON ROAD, CT12 5HD

#### SMALL LIGHT INDUSTRIAL UNIT - TO RENT



#### LOCATION

The premises are situated on the busy A256 Haine Road providing links from the Thanet Way to Westwood Cross. London Manston International Airport and Port Ramsgate are all located nearby. This is a highly visible position opposite the entrance to Haine Road Industrial Estate. At the stage these units are not suitable for any motor trade.

#### DESCRIPTION

The premises of a light industrial unit with a roller shutter door with integrated pedestrian door. The unit comprise of the following net internal floor areas,

Unit E	69.84 sq m	750 sq ft
<b>Total</b>	<b>69.84 sq m</b>	<b>750 sq 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 **£8,500 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The property has recently undergone some redevelopments and will therefore need to reassessed.

*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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