CLARKE & CRITTENDEN

Acquisitions, Lettings and Sales of all types of Commercial Property

105 Station Road, Birchington, Kent CT7 9RE Telephone: 01843 841123 Email: <u>admin@clarke-crittenden.com</u>

CHARTERED SURVEYORS

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
Total	69.84 sq m	750 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 **£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.

Ian Crittenden BSc (Hons) MRICS ian@clarke-crittenden.com

James Crittenden BSc (Hons) james@clarke-crittenden.com



Regulated by RICS

 Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN

 Registered in England – No. 06735611
 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited.