

WESTWOOD IND. ESTATE

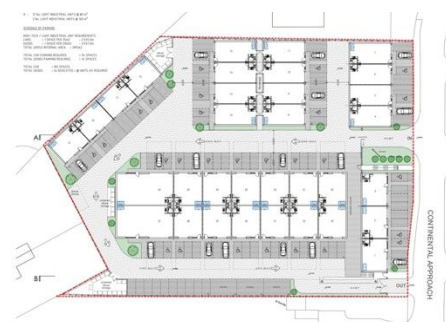
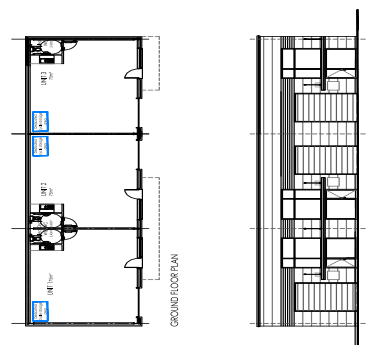
UNIT 1, PHOENIX BUSINESS PARK, CT9 4JG

NEW LIGHT INDUSTRIAL UNITS TO BE LET

COMPLETION MAY 2022



CGI image looki



SITUATION

Westwood Industrial Estate is located between Margate and Ramsgate on a well established trading estate, located behind B&Q and Home Bargains. The property benefits from good road links to the A299 (Hengist Way and Thanet Way) which in turn leads to the motorway network via the A254 and A256.

DESCRIPTION

The premises are of double storey construction with electrically operated roller shutter door, personal door and allocated parking. The premises include a kitchenette and disabled WC.

The approximate dimensions are as follows,

Unit 1	75 sq m	807 sq ft
Total	225 sq m	2,422 sq ft

TERMS

The premises are to be let on terms to be agreed with tenants paying a contribution towards the service charge which will include buildings insurance premium, exterior maintenance of the property and car parking area.

RENT

We are instructed to offer these premises at **£10,000 per annum exclusive** of VAT per unit plus Service charge and Insurance subject to contract.

USER

We understand the property has a class E Use under the Town and Country Planning (Use Classes) Order 2020.

SERVICE CHARGE

There is a service charge to cover cost of buildings insurance premium and general maintenance of the external areas.

VALUE ADDED TAX

All costs including rent are subject to VAT at the prevailing rate.

BUSINESS RATES

The unit is to be reassessed for business rates once complete.

Note: Interested parties are advised to make their own enquiries of the planning department of Thanet District Council on 01843 577000.

EPC

The unit is to be reassessed once the construction is complete

VIEWINGS

By appointment with Clarke & Crittenden.

Attn: James Crittenden
Tel: 01843 841123
Email: james@clarke-crittenden.com