

TO LET

WEST INDUSTRIAL PARK

SEA STREET • HERNE BAY • KENT • CT6 8JZ



RECENTLY REFURBISHED INDUSTRIAL/ WAREHOUSING UNITS

• UNITS FROM 1,455 - 5,349 SQ FT • SOME WITH OFFICES • GOOD ROAD LINKS

LOCATION

West Industrial Park is found to the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network. Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International. The Industrial Park is bordered by a railway line to the south and mostly industrial buildings surrounding. Nearby occupiers include City Electrical Factors, Build Base, and Jewson's Builders Merchants.



CLICK HERE TO OPEN IN GOOGLE MAPS



POSTCODE: CT6 8JZ

WEST INDUSTRIAL PARK

TERMS

The units are being offered by way of new Full Repairing & Insuring leases for a term of years to be agreed, outside the Landlord & Tenant Act. The incoming tenant will be responsible for a proportion of the site service charge and buildings insurance.

DEPOSIT

A rental deposit may be required dependent on trading history, usually three months.

ENERGY PERFORMANCE RATING

Details of each unit EPC rating available upon request.

BUSINESS RATES

Each unit is currently having its rateable value assessment separated. Prospective tenants are advised to make their own enquiries with the local authority. (Canterbury City Council: 01227 862427)

VAT

The property is elected for tax and VAT will be payable on the rent.

VIEWING

Strictly by previous appointment through the agents:



IAN CRITTENDEN
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NEIL MASON
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DESCRIPTION

The terrace units, which have been refurbished, create modern industrial/ warehousing units comprising brick & block construction, under pitched roofs, with newly installed electrically operated roller shutter doors.

Each unit comes with its own amenity and wc facilities, in addition, some units have separate office accommodation. Hard standing surrounding the units provides car parking and loading areas.

AVAILABILITY SCHEDULE

Unit	GF: Warehouse (sq ft)	1st: Office/ Mezz (sq ft)	Total (sq ft)	Rent (pax)
3	3,151	651 UNDER OFFER	3,802	£30,500.00
4	3,334	951	4,285	£34,500.00
11	4,310	441 UNDER OFFER	4,751	£36,250.00
12	1,447		1,447	£13,700.00
13	3,146	770	3,916	£32,400.00
15	3,238	UNDER OFFER	3,238	£26,000.00
16	2,783		2,783	£22,500.00

DISCLAIMER: The Agents do not warrant for the condition or fitness of the property, whose availability for sale is subject to the (1) third parties do not accept responsibility for the Agents or the condition of the property, as a general matter only, for the purposes of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) The Agents cannot guarantee the accuracy of any statements, diagrams, references to conditions, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them or statements or representations of them but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of the Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (4) VAT may be payable on the purchase price and in some circumstances additional VAT may be payable on the purchase price and in some circumstances additional VAT may be payable on the purchase price and in some circumstances additional VAT may be payable on the purchase price; (5) The Agents will not be liable or responsible in connection with the use of these particulars. 11/22