



## WAREHOUSE/WORKSHOP UNIT

## TO LET

462.7 m<sup>2</sup> (4,981 sq ft) approx.

**Unit 32 Telegraph Hill Industrial  
Estate  
Laundry Road  
Minster, Ramsgate  
Kent CT12 4HY**

- Established Industrial Estate
- Full height loading door
- Reception/Offices & staff facilities
- Three phase power
- Ample estate parking

## LOCATION

The property is located on the popular Telegraph Hill Industrial Estate, a short distance from the Minster/Manston roundabout and services and the A299 dual carriageway, giving it excellent connections to Ramsgate (6 miles), Canterbury (12 miles), Dover (20 miles) and the M2 and M20 motorways.

Minster and Thanet Parkway station provide access to the High Speed one services to London via Ashford International with journey times of approximately one and a half hours.

## DESCRIPTION

The property comprises a single-storey industrial/warehouse unit having a steel frame with a concrete floor and full height loading door. The unit has offices, kitchen and toilet facilities on the ground and first floors and has the following amenities.

- Loading Door
- Ample estate parking
- Three phase power
- Lighting
- Reception and staff area

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:

| Floor          | Description               | Area<br>m <sup>2</sup> | Area<br>sq ft |
|----------------|---------------------------|------------------------|---------------|
| Ground & First | Workshop, offices & staff | 462.7                  | 4,981         |

## TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

## RENT

Our client is seeking a rent of £42,500 per annum (exclusive of rates, service charges and VAT).

## SERVICE CHARGE

A service charge is payable in relation to the upkeep of the communal estate. Full details available upon request.

## UTILITIES

The Tenant will be responsible for all utilities consumed at the premises.

## DEPOSIT

The Tenant will be obliged to provide the Landlord with a rent deposit, which will be held by the Landlord for the duration of the term.

## BUSINESS RATES

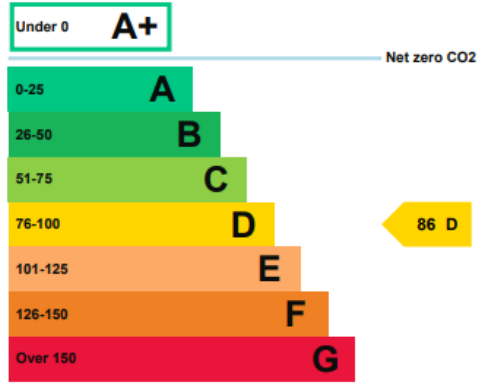
The Tenant will be responsible for the payment of business rates at the property with the Rateable Value (RV) being:

## Warehouse and Premises - £18,250

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

## EPC

The property has been assessed within Band D (86).



## FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## LEGAL COSTS

Each party to bear their own.

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Hector Nelson  
01227 763663

Details prepared May 2024



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