

btf

Land & Property Experts



REFURBISHED INDUSTRIAL/WAREHOUSE UNIT TO LET

365.4m² (3,933 sq ft) approx.

Unit 6
West Industrial Park
Sea Street
Herne Bay
Kent
CT6 8JZ

- Situated on Established Estate
- Electric Roller Shutter Door
- Easy Access to M2 via A299
- Ultrafast Fibre
- Loading Area

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.

DESCRIPTION

The unit has been refurbished to create a modern industrial/warehousing unit comprising brick & block construction, under pitched roofs, with newly installed electrically operated Roller shutter doors.

The unit comes with its own amenity and WC facilities. Hard standing in front of the unit provides car parking and loading area. This unit benefits from:

- Electric Roller Shutter Door
- Loading Area
- Ultrafast Fibre Broadband
- Parking
- Easy Access to M2 via A299

ACCOMMODATION

The unit has the following approximate Gross Internal Floor area:

Floor	Description	Area m ²	Area sq ft
Ground	Warehouse	296.5	3,192
First	Office	68.9	741
		356.4	3,933

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 £32,500 per annum (exclusive of rates and VAT).

UTILITIES

The tenant is to be responsible for all utilities within the demise.

SERVICE CHARGE

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

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) being:

Store and Premises - £24,000

The current UBR is 49.9p. Interested parties are advised to confirm these figures via the VOA website.

EPC

The EPC for this property is being reassessed.

LEGAL COSTS

Each party bear their own legal costs.

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.

VIEWINGS

Strictly by appointment through Joint Agents:

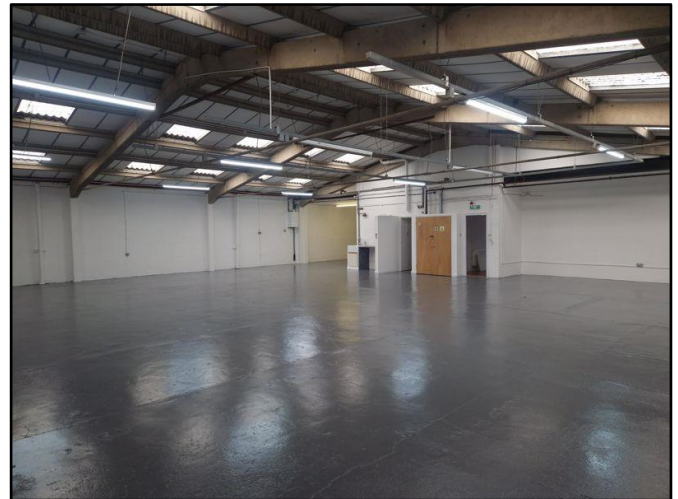
BTF Partnership

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Will Giles
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Clark and Crittenden

Ian Crittenden
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Details created August 2024



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