

**15****REFURBISHED INDUSTRIAL/WAREHOUSE UNIT TO LET**

**300.8m<sup>2</sup> (3,238sq ft) approx.**

**Unit 15  
West Industrial Park  
Sea Street  
Herne Bay  
Kent  
CT6 8JZ**

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

## LOCATION

West Industrial Park is conveniently located on the south side of Sea Street, just 1.4 miles from the A299 Thanet Way dual carriageway providing seamless connectivity to the M2 and the wider national motorway network, ensuring easy access for logistics and transportation.

Herne Bay railway station is situated 0.8 miles away, offering direct services to London St Pancras International. The Industrial Park is strategically bordered by a railway line to the south, with a predominance of industrial buildings in the vicinity.

## DESCRIPTION

The unit has been refurbished to offer a contemporary industrial/warehousing space, with pitched roofs and newly installed, electric roller shutter doors.

The unit includes dedicated amenity and WC facilities. Additionally, the hard standing area in front of the unit provides convenient car parking and a loading area. This unit benefits from:

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

## ACCOMMODATION

The unit has the following approximate Gross Internal Floor area:

Unit	Floor	Description	Area m <sup>2</sup>	Area sq ft
15	Ground	Warehouse	300.8	3,238

## TERMS

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

## RENT

Our client is seeking a rent of £24,000 per annum (exclusive of rates and VAT).

## UTILITIES

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

## SERVICE CHARGE

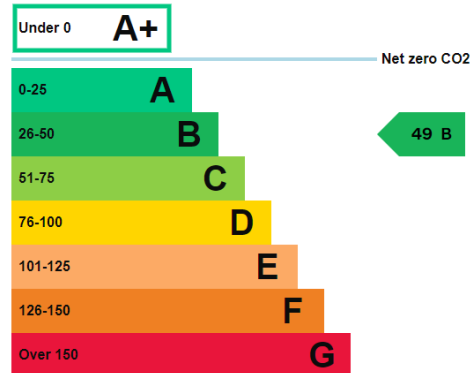
A service charge is payable in relation to the upkeep of the communal estate. Full details available upon request.

## BUSINESS RATES

The property currently has its rateable value assessment linked with other premises and will need to be separated.

## EPC

The unit has been assessed within Band B (49).



## 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

William Hinckley  
Will Giles  
01227 763663

## Clarke and Crittenden

Ian Crittenden  
07970 736040

Details created August 2024



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