




Ozengell Place, Eurokent Business Park, Ramsgate, Kent,  
CT12 6PB

Rent per annum: £49,500

- Purpose Built Modern Offices
- High End Finish
- Fully Air Conditioned
- Ethernet Cat 6a Throughout
- Superb Location

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## The Property

PREMIUM, MODERN, PURPOSE-BUILT SELF-CONTAINED OFFICE SUITE w/ DEDICATED PARKING. Conveniently situated with excellent access to major road networks and HS1 train services to London and beyond. These spacious offices boast a high-end finish throughout, abundant natural light, state-of-the-art CAT 6a cabling throughout, secure door entry system, full alarm system linked to a central station, and an advanced fire alarm system.

## Location

Located on the outskirts of Ramsgate with immediate access to main road network connecting to A299 Thanet Way on ward to M2 and A256 to Dover in just 25 minutes. Thanet Parkway station is just 10 minutes/1.8 miles away with an HS1 travel time of only 1hr 11m to London St Pancras. Locally; the offices have easy access from all Thanet towns and Westwood Cross shopping centre is just 5 minutes away.

Entry lobby leading to:-

Reception/waiting area 5m (16'4") x 5m (16'4") with laminated floor. Kitchen station with built-in fridge.

Large air conditioned Meeting/Boardroom 5.2m (17'0") x 4.8m (15'8") fully carpeted, full width double glazed windows with blinds, server cupboard with cat 6a cabling to all outlets, 3 x Floor boxes each with 4 power sockets and 4 ethernet outlets.

Office No.1 currently used as a training room 5.3m (17'4") x 5.8m (19'0") fully carpeted, full width double glazed windows with blinds, 3 x Floor boxes each with 4 power sockets and 4 ethernet outlets.

Disabled W.C.

Carpeted stairs to

1st floor landing 4.1m (13'5") x 6.5m (21'3") narrowing to 2.5m (8'2"), floor box with power and network access, separate men's and ladies w.c.'s. Double glazed windows and door with blinds to balcony.

Office No.2 9.7m (31'9") x 6.8m (22'3") fully carpeted and air conditioned, double aspect with full width double glazed windows each side with blinds, 6 x floor boxes each with 4 power and 4 ethernet outlets, access to large balcony 6.5m (21'3") x 1.5m (4'11")

Office No.3 5.9m (19'4") x 6.9m (22'7") fully carpeted and air conditioned, full width double glazed window with blinds, kitchen station with built-in fridge, 3 x floor boxes each with 4 power and 4 ethernet outlets

Office No.4 5.6m (18'4") x 4.4m (14'5") fully carpeted and air conditioned, full width double glazed window with blinds, 4 x floor boxes each with 4 power and 4 ethernet outlets

Carpeted stairs to

2nd floor landing with two W.C.'s

Office No.5 8.6m (28'2") x 6.1m (20'0") fully carpeted and air conditioned, full width double glazed window with blinds, 3 x floor boxes each with 4 power and 4 ethernet outlets, kitchen station with built-in fridge

Office No.6 5.2m (17'0") x 5.2m (17'0") fully carpeted and air conditioned, double glazed with blinds, 1 x floor box with 4 power and 4 ethernet outlets.

Parking: 11 x Allocated parking spaces

Management Fee: £6925 + vat per annum

What3words ///model.rivers.eaten

## Commercial property brochure

### Key Features

- Purpose Built Modern Offices
- High End Finish
- Fully Air Conditioned
- Ethernet Cat 6a Throughout
- Superb Location
- Allocated Parking

### Fees

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LET000459820241007/DTDP



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