

## Property Particulars

# HERNE BAY, KENT

UNIT 6, WEST INDUSTRIAL PARK SEA STREET, CT6 8JZ

## RECENTLY REFURBISHED INDUSTRIAL / WAREHOUSING UNITS TO BE LET



### 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 along with office content. Hard standing in front of the unit provides car parking and loading area.

The property has the a total floor area of 3,933 sq.ft (365.4 sq.m) with some 3,192 sq.ft on ground floor with a further 741 sq.ft on first floor.

### TERM

The property is being offered on a new Full Repairing & Insuring lease, outside the Landlord & Tenant Act.

### RENT

We have been instructed to offer the premise at **£32,500 per annum exclusive**, subject to contract.

### DEPOSIT

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

### ENERGY PERFORMANCE RATING

The EPC for the property is being reassessed.

### BUSINESS RATES

The property has a rateable value of £24,000.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

### PLANNING

We understand the property has planning for E users under the Town and Country Planning. (Use Classes) Order 1987.

### VAT

We understand the property is elected for VAT and therefore VAT will be payable on the purchase price.

### VIEWINGS

Strictly by previous appointment through owners' sole agents,

Ian Crittenden BSc (Hons) MRICS

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Regulated by RICS

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#### Note

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