



THE SAGA CONTACT CENTRE

Eurokent Business Park | Ramsgate CT12 5ZW

PURPOSE BUILT
CALL CENTRE



FREEHOLD
FOR SALE



POTENTIAL FOR
REDEVELOPMENT SUBJECT
TO OBTAINING THE
NECESSARY CONSENTS



POTENTIAL TO EXTEND
EXISTING BUILDING



SUITABLE FOR
ALTERNATIVE USES



SITE OF 6.5
ACRES



DESCRIPTION

The SAGA Contact Centre is a purpose built Call Centre built in 2003 but designed with flexibility sitting on a site of approximately 6.5 acres with excellent visibility and road frontage on the Eurokent Business Park.

It has potential to extend the existing building with the infrastructure already in place to do so. Situated in landscaped area with approximately 271 car parking spaces.





ACCOMMODATION

The SAGA Contact Centre sits on a large site, predominantly landscaped with lawn and trees with tarmac and block paved car park which is lit and has CCTV units. Car park provides approximately 271 spaces plus additional yard to the side.

You enter the building via reception through an impressive atrium which leads through to the main open plan office environment which is fully sound proofed and has quirky design features around the central fully glazed ceiling which allows plenty of natural light into the building. There are a series of individual and larger meeting rooms plus conference centre facilities which can be subdivided into smaller areas plus an impressive staff canteen with full commercial kitchen facilities. There are server/data rooms, male and female wc's & shower rooms.

On the first floor mezzanine office gallery it is again primarily open plan with some separate meeting rooms and feature balcony area. There are various break out areas offering internal and external accommodation all situated in landscaped area with approximately 271 car parking spaces.

The building also has a separate back-up generator on site as well as delivery access points.

SERVICES

- Mains Gas
- Mains Water
- Air Conditioning
- Raised Floors (0.68m)
- Backup Generator
- CCTV
- Security Gate
- Lit Secure Car Park



The accommodation is set out as follows;

	sq m	sq ft
Ground Floor NIA	3,655.58	39,348
First Floor	1,475.90	15,886
Total NIA	5,131.48	55,234

	sq m	sq ft
Ground Floor GIA	4,440.14	47,793
First Floor GIA	1,536.23	16,536
Total GIA	5,976.37	64,329

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LOCATION

Located to the south of Westwood Cross shopping centre in Ramsgate, the site is accessed via New Haine Road which runs along the northern boundary of the site. It sits between Ramsgate and Margate close to the main Road linking the two and the New Haine Road is a main route from the A2 and Canterbury where the property at present benefits from excellent prominence. Ramsgate is in Thanet, Kent, well connected with dual carriageways on the A229 (Thanet Way) to the M2 motorway. Thanet also benefits from excellent rail connectivity with train times from Ramsgate to St. Pancras International in 1 hour and 14 minutes and the new Thanet Parkway station set to open in 2022 which is set to offer services to London in under 1 hour.

TERMS

Freehold With Vacant Possession.

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

RATEABLE VALUE

£550,000 at 51.2 pence in the £

Rates Payable £281,600 for the year 2020/2021.

PRICE

Price On Application.

VAT

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

LEGAL COSTS

Each side to bear its own legal and professional costs.

EPC

Rating of D.



London St Pancras Intl.

mins

112



Dover

miles mins

20 30

EuroTunnel

28 48

Central London

78 115

London Gatwick

80 86



This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. December 2020.

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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DESIGNED BY
HEKTA

VIEWING/ENQUIRIES

Strictly by prior appointment through the Surveyors.