



GPM Business Centre, 5-7, Ozengell Place, Ramsgate

In Excess of £750,000



GPM Business Centre, 5-7, Ozengell Place

, Ramsgate

9.1% Commercial investment opportunity!

Miles and Barr are delighted to bring to the market this business centre investment opportunity! The property has been divided into numerous offices with additional communal areas for the tenants. The current rental income from the 8 offices is £68,172pa.

Office 1 – £12,000 per annum – Lease expires on 8th August 2023.

Office 2 – £17,172 per annum – Lease expires on 26th November 2023.

Office 3 – £4,200 per annum – Lease expires on 31st March 2024.

Office 4 – £6,000 per annum – Lease expires 19th April 2025.

Office 5 – £4,200 per annum – Landlord occupied office.

Office 6 – £4,200 per annum – Landlord occupied office.

Office 7 – £8,400 per annum – Lease expires on 29th April 2025.

Office 8 – £12,000 per annum – Lease expires 19th April 2025

All of the offices have been decorated to a high standard and include air conditioning in each room. The offices also have access to a communal board room, and kitchenette and WC facilities. The tenants also have access to numerous parking on site.

Please note, this property is elected for VAT

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to





Ground Floor Offices

32' 10" x 59' 9" (10.00m x 18.20m)

First Floor Offices

32' 10" x 59' 9" (10.00m x 18.20m)





Miles & Barr

1 The Links, Herne Bay - CT6 7GQ

01227 499 500

commercial@milesandbarr.co.uk

www.milesandbarr.co.uk/

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure