



Two Pines Sandwich Industrial Estate, Sandwich
£4,500 pcm



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Sandwich

Presenting a remarkable opportunity for commercial growth including a marble floored showroom space providing an inviting atmosphere for clientele, showcasing the professional standard of the premises. The property also includes two well presented light industrial commercial units too the rear. A modern kitchenette adds convenience for staff, while a large car park accommodating up to nine vehicles ensures ample parking space for employees and visitors alike. Internally, the property also benefits from air conditioning, CCTV and an alarm system. The property features a gated entrance for vehicles, providing security and exclusivity for the businesses operating within. This exceptional property offers an ideal setting for a range of commercial ventures, taking your business operations to the next level. Step outside and discover the extensive outside space that complements the commercial units perfectly. The property's outdoor area offers opportunities for additional functionality, be it for additional parking needs or potential outdoor workspaces. The spacious outdoor setting provides the potential to enhance the property further, accommodating various business needs and activities. The well-maintained grounds surrounding the property present a professional and welcoming exterior, adding to the overall appeal of this impressive commercial space. Enjoy the versatility and potential that the outside space offers, creating an environment that aligns with your business requirements and ambitions.

Rateable Value: TBC on separation

EPC: C

Commercial Leasing Fees: An administration fee of £300+VAT is payable to Miles & Barr Property Management Ltd when leasing a Commercial property.

- EPC Rating C





Commercial Showroom
61' 0" x 39' 4" (18.60m x 12.00m)

Communal Entrance
25' 3" x 23' 7" (7.70m x 7.20m)

Kitchenette
18' 8" x 8' 2" (5.70m x 2.50m)

Warehouse One
26' 11" x 23' 7" (8.20m x 7.20m)

Warehouse Two
25' 11" x 21' 4" (7.90m x 6.50m)





Miles & Barr

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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