

Property Particulars

RAMSGATE, KENT

26 LEIGH ROAD, CT12 5EU

LARGE WAREHOUSE TO RENT



LOCATION

The property is found just off the Haine Road (A256) and benefits from excellent road links to the rest of the County and beyond.

The Thanet Way dual carriageway (A299) is approximately one mile away providing good access to the national motorway network. The port of Dover is within a 40 minute drive to the south of the property providing regular ferry services to the continent.

DESCRIPTION

The property comprise of a large double height warehouse with a roller shutter and pedestrian door to the front. Also to the front is parking for 10/12 cars.

Ground Floor (Gross)	712 sq m	7,669 sq ft
Total	712 sq m	7,669 sq ft

TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£52,500 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £36,250.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of E.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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