



## Unit 16 York Street, Ramsgate, CT11 9DS

**£150 Per calendar month**

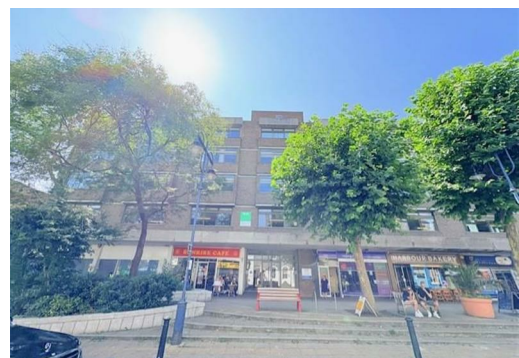
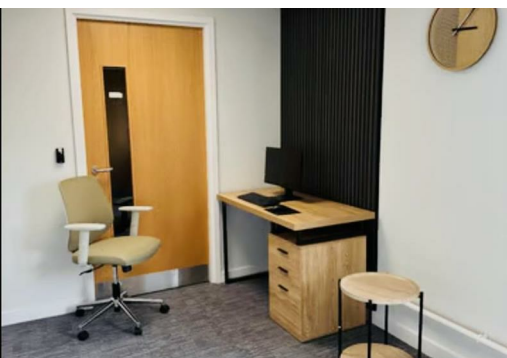
Nestled in the heart of Ramsgate, on York Street, this commercial property offers a unique opportunity for businesses seeking versatile office spaces. Located within the well-regarded Argyle Centre, this property is designed to cater to a variety of professional needs, making it an ideal choice for entrepreneurs and established companies alike.

The Argyle Centre is known for its vibrant atmosphere and strategic location, providing easy access to local amenities and transport links. This multi-purpose office space is perfect for those looking to create a dynamic work environment, whether for a start-up, a consultancy, or a creative studio. The flexibility of the layout allows for customisation to suit your specific requirements, ensuring that your business can thrive in a setting that promotes productivity and collaboration.

With Ramsgate's rich history and coastal charm, this location not only offers a functional workspace but also a pleasant environment for both employees and clients. The surrounding area boasts a variety of shops, cafes, and services, enhancing the overall appeal of this commercial property.

In summary, this office space in the Argyle Centre presents an excellent opportunity for those looking to establish or expand their business in a prime Ramsgate location. Don't miss the chance to secure a space that combines versatility with a vibrant community atmosphere.

We have arranged 12 month licences for the first years trading. One done you can extend as first refusal is possible and go on to lease terms after that.





| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (101-120) <b>A</b>                          |         |           | (101-120) <b>A</b>  |         |           |
| (81-100) <b>B</b>                           |         |           | (81-100) <b>B</b>   |         |           |
| (61-80) <b>C</b>                            |         |           | (61-80) <b>C</b>  |         |           |
| (41-60) <b>D</b>                            |         |           | (41-60) <b>D</b>  |         |           |
| (21-40) <b>E</b>                            |         |           | (21-40) <b>E</b>  |         |           |
| (1-20) <b>F</b>                             |         |           | (1-20) <b>F</b>   |         |           |
| (1-10) <b>G</b>                             |         |           | (1-10) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |