



## The Forge Spratling Court Office Suites, Manston, CT12 5AN

**£12,000 Per Annum**

George Webb Finn are delighted to offer this newly refurbished office suite to the market. Situated on a quiet country lane, overlooking open countryside, the newly refurbished Spratling Court Offices are designed over two floors and has the superb benefit of a private courtyard which provides allocated parking for each office suite.

## Location

Located in the rural setting of Spratling Court Offices Suites along Spratling Road, the offices is only 200 yards from the A256 main artery road across Thanet with Ramsgate, Margate, Broadstairs are all approximately 10-15 minuets drive. Westwood Cross Shopping Mall and Ramsgate Station are all within a mile of the property and there is easy access to the A299 dual carriageway linking Thanet to the M2 and London.

## The Premises

A newly refurbished converted barn office space over two floors extending to approximately 813 square feet. The office is mainly open plan, with a private kitchen, private toilet and private access.

## Lease

The Premises is available on a Full Repairing and Insuring Lease.

**Ground Floor Office 16'4" x 18'3" (4.99 x 5.58)**

**Kitchenette 8'10" x 5'2" (2.70 x 1.60)**

**W.C 7'1" x 5'2" (2.18 x 1.60)**

**First Floor Office 16'4" x 23'11" (4.99 x 7.29)**

## Terms

Terms

Rent: £12,000 per annum plus VAT

Deposit: £4,000

Agreement Fee: £500 plus VAT

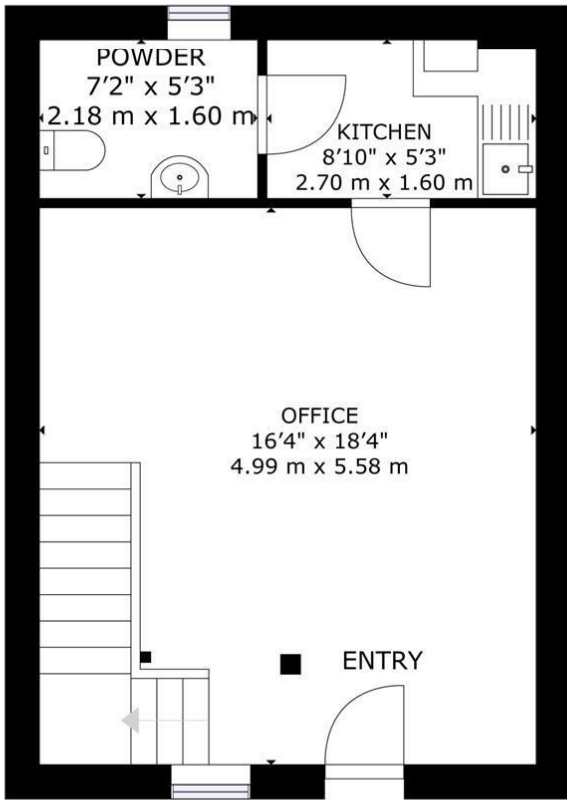
Building Insurance: £100 per annum

Available From: Now

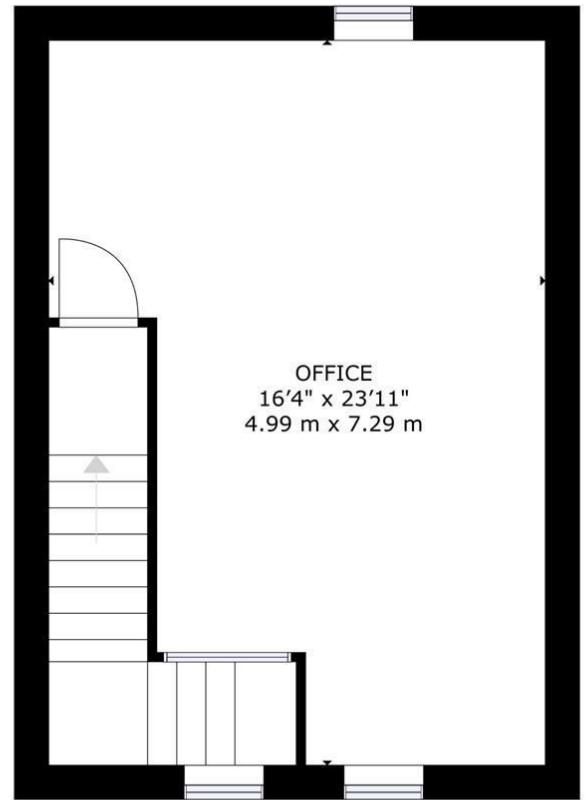
Fixed Term: New lease for a term to be agreed on tenants full repairing and insuring terms.

Business Rates: Available from Thanet Borough Council

# Floor Plan



FLOOR 1

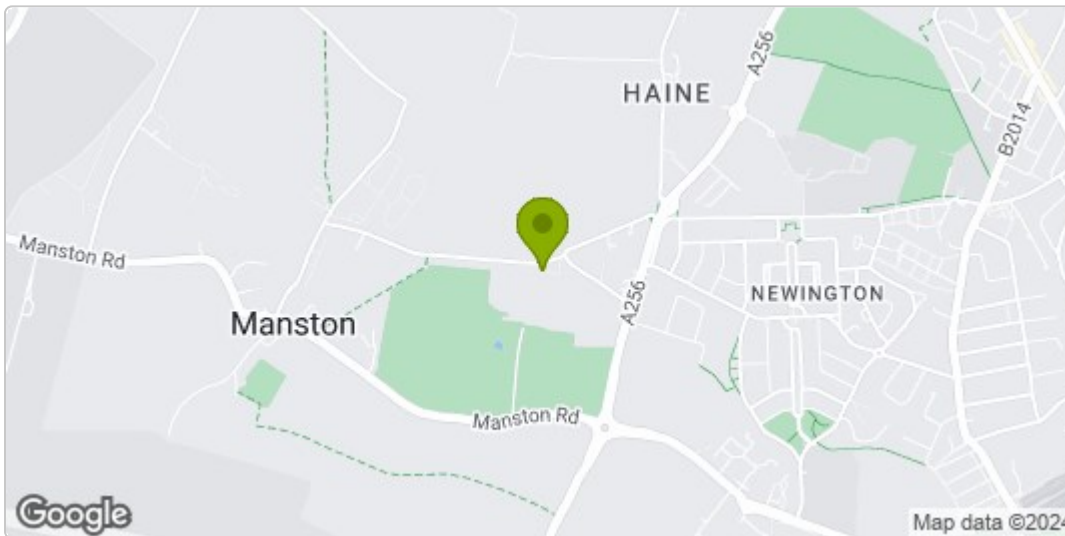


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 387 sq.ft, 36 m<sup>2</sup>, FLOOR 2: 387 sq.ft, 36 m<sup>2</sup>  
 TOTAL: 774 sq.ft, 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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