



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



**£12,000 Per Annum**

The Barn, Spratling Court Office Suites Spratling Street, Manston, Kent, CT12 5AN

# The Barn, Spratling Court Office Suites Spratling Street, Manston, Kent, CT12 5AN

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 minutes 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

17'7" x 19'4" (5.37 x 5.90)

## Kitchenette

10'2" x 5'3" (3.11 x 1.62)

## W.C.

7'1" x 5'3" (2.16 x 1.62)

## First Floor Mezzanine

17'7" x 20'6" (5.37 x 6.25)

## 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

- Open Plan Offices
- Private Kitchen
- Gas Central Heating
- Ample Parking
- Countryside Views



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and Rural Property Specialists

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