



**TO LET - UNITS 1-4, MONKTON BUSINESS CENTRE, KENT, CT12 4JF**

# MONKTON BUSINESS CENTRE UNITS 1,2,3 & 4

London - 73 Miles  
Canterbury – 11 Miles  
Dover - 22 Miles

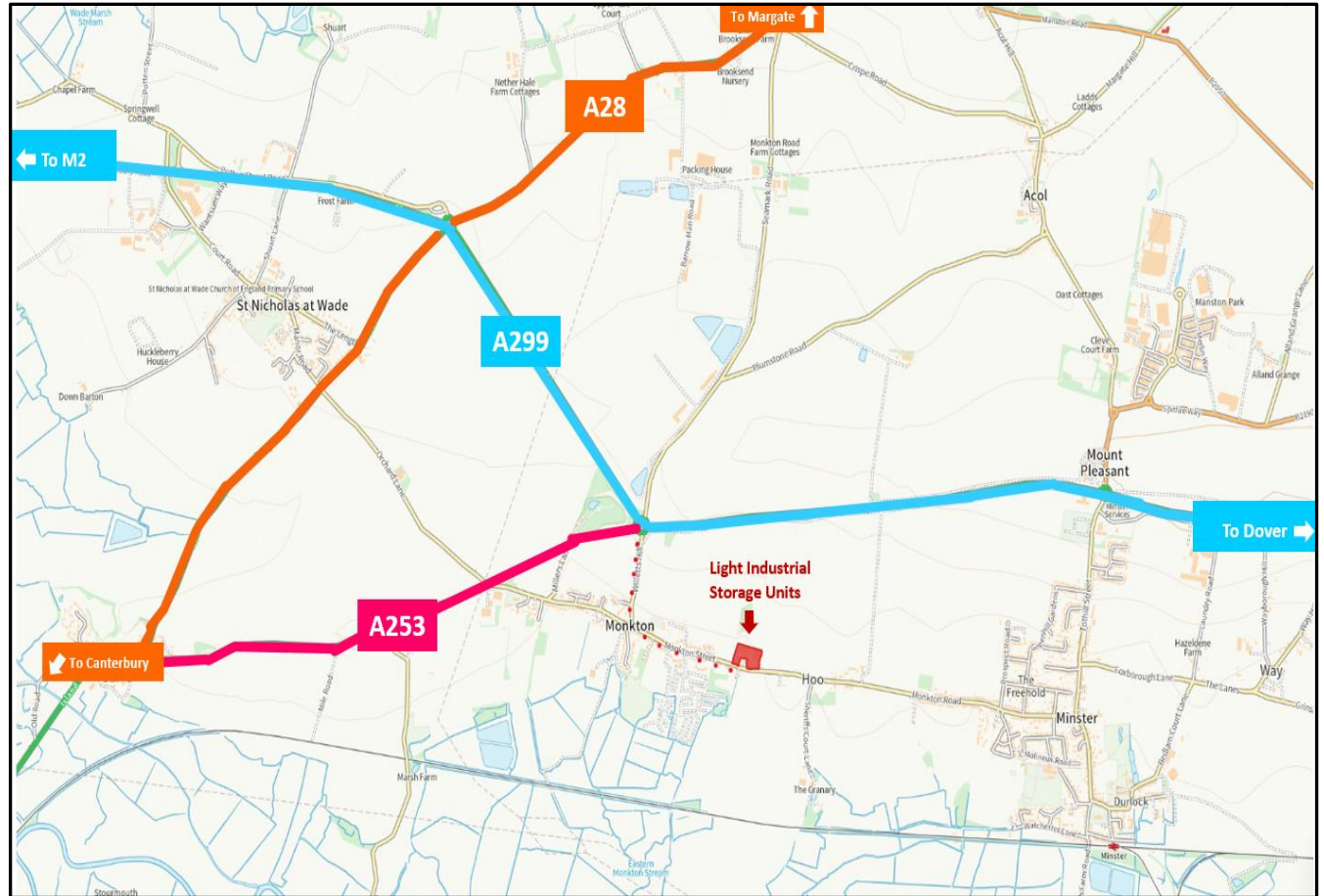
## Location

Monkton Business Centre is a substantial site of circa 3 acres strategically located on the south side of the A299, giving good access to Dover, Manston and M2 to London.

## Units Available to Let

The site comprises up to five lots across the 3 acre site of light industrial (Use Class E(g)) and storage (Use Class (B8)) available on a leasehold basis of varying unit sizes from 14,263 sqft to 3,780 sqft. The Landlord has recently undertaken significant refurbishment to all units and infrastructure, which benefits from good access on a concrete track. The units are all fitted with roller shutter and pedestrian access doors along with self contained kitchen and w/c.

Improvements can be undertaken where necessary subject to specification and terms.



**Areas:**

- Unit 1 – 3,769 sqft (350 m<sup>2</sup>)
- Unit 2 – 5,816 sqft (540 m<sup>2</sup>)
- Unit 3 – 7,114 sqft (660 m<sup>2</sup>)
- Unit 4 – 14,697 sqft (1,365 m<sup>2</sup>)

**Terms**

The site is available to lease for light industrial and storage use on terms to be agreed.

**Rent**

- Unit 1 – £18,845 per annum
- Unit 2 – £29,080 per annum
- Unit 3 – £35,570 per annum
- Unit 4 – £73,485 per annum

**Deposit**

Occupiers will be required to pay a deposit of two months' rent.

**Business Rates**

Occupiers will be responsible for paying business rates.

**Legal Costs**

Each party will be responsible for their legal costs incurred in the transaction.

**Services**

Private drainage system, water and three phase electricity are connected to Monkton Business Centre. Occupiers are to be responsible and to pay for all services used.



## Viewing

To arrange a viewing or for more information please contact Finn's on:

**Henry Wethered**

01843 210879

h.wethered@finns.co.uk

**Tom Brett**

01843 210878

t.brett@finns.co.uk

## Local Authority

Thanet District Council.

## VAT

All terms quoted are exclusive of VAT.

## Ingoing Costs

The occupier will be required to pay reasonable contribution to the preparation of the lease, this will be in the region of £375 plus VAT. Each party to be responsible for their individual professional costs.

## Anti-Money Laundering

The occupier will be required to submit documentation to satisfy and comply with Anti-Money Laundering Regulations.

**Consumer Protection Regulations:** We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale or letting. Messrs. Finn's for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Finn's has any authority to make or give any representation or warranty whatever in relation to this property. Details were updated in May 2023.



FINN'S CANTERBURY

82 Castle Street

Canterbury

Kent CT1 2QD

Sales: 01227 454111

Lettings: 01227 452111

FINN'S SANDWICH

2 Market Street

Sandwich

Kent CT13 9DA

Sales: 01304 612147

Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE

The Packhouse

Wantsum Way

St Nicholas at Wade

Kent CT7 0NE

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