

**Part The Hangar
The Loop
Manston
Ramsgate
Kent CT12 5DE**

£76,000 per annum

Finn's
The Packhouse,
St Nicholas at Wade,
CT7 0NE
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e: t.brett@finns.co.uk
www.finns.co.uk



Large commercial unit measuring approx.16,000sqft (1,480sqm) with additional yard space available by separate negotiation.

Excellent location in Manston next to the A299 dual carriageway

Three-Phase power

www.finns.co.uk 01843 210878



A large commercial unit available for rent standing at approx. 16,000sqft (1,480 sqm) with additional yard space available by separate negotiation.

Description

The unit is constructed of a steel frame, which is single skin clad and benefits from a solid concrete floor. There is a large sliding door measuring 12.5m wide and the unit measures approx. 40m x 37m, with a total floor area of approx. 1,480sqm (16,000sqft).

Situated

The unit is situated in a convenient location in Manston, Ramsgate.

Tenure

The unit will be offered for rent under a lease agreement for an initial period of three years, contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954. Lease lengths over three years may be considered.

Services

There is three-phase electricity connected to the site.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

VAT

Commercial sales and lettings, release of tenancies and several other property transactions are potentially subject to VAT. In this case, VAT is chargeable in addition to any consideration quoted.

Landlord's Legal Costs

The ingoing Tenant will be responsible for contributing towards the Landlord's legal costs.

Deposit

A deposit equal to two months' rent will be payable.

Rent

The rents will be payable quarterly in advance.

Insurance

The insurance premium is to be reimbursed to the Landlord at cost.

Local Authority

Thanet District Council

Parking

There is parking for a number of vehicles adjacent to the unit.

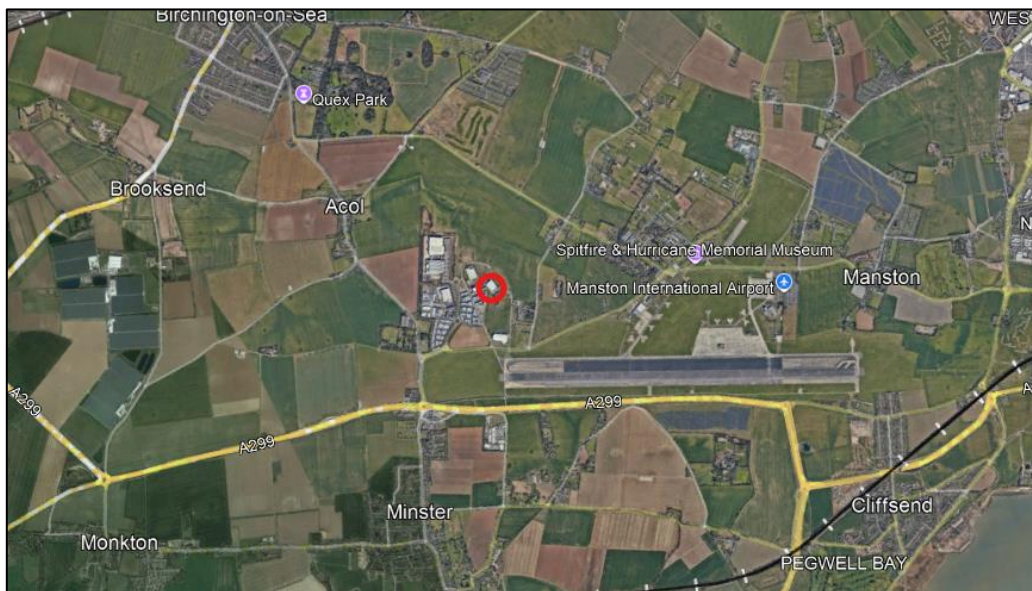
Planning

The unit is suitable for storage use under class B8.

Viewing: By appointment through Tom Brett, Finn's, St Nicholas at Wade Tel: 01843 210878

Date: These particulars were prepared on: 12th September 2024

What 3 Words ///stability.innocence.incomes



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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FINN'S ST NICHOLAS AT WADE
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