

**Unit 1, Monkton Business Centre
Monkton Street
Monkton
Ramsgate
Kent, CT12 4JF**

£18,845 per annum plus VAT

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk



Approx. 3,769sqft Newly Converted Commercial Unit

Secure Business Park

Excellent Location Close to the A299

www.finns.co.uk 01843 210878



An excellent newly converted commercial unit in a secure business centre with good access along a newly laid concrete yard close to the A299.

Description

The unit is of block construction with a concrete frame which is externally clad and benefits from a solid flat concrete floor. The unit measures approx. 36.5m x 9.6m resulting in a total floor area of approx. 350m² (3,769sqft).

The unit is accessed via an electric roller shutter door, the unit also benefits from a solid concrete floor as well as a personnel door and built in W.C.

There are a good number of parking spaces available to the tenant.

Situated

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

Tenure

To be offered on a lease agreement of three years, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Private drainage system, water and three phase electricity are connected to the unit. The tenant will be responsible for reimbursing the landlord at the standard rate for any charges incurred.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations, however small business rate relief may be available.

Use

The unit is suitable for storage use under class B8.

Landlord's Legal Costs

The ingoing Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

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

Rent

£18,845 per annum plus VAT will be payable quarterly in advance.

Insurance

The tenant will be responsible for reimbursing the landlord for the building's insurance premium.

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

Date: These particulars were prepared in September 2024.



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.

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
01843 210878

