



## WAREHOUSE/WORKSHOP UNIT

## TO LET

258.8 m<sup>2</sup> (2,782 sq ft) approx.

**Unit 30 Telegraph Hill Industrial  
Estate  
Laundry Road  
Minster, Ramsgate  
Kent CT12 4HY**

- Established Industrial Estate
- Full height loading Door
- Reception/Offices & staff facilities
- Three phase power
- Ample estate parking

## LOCATION

The property is located on the popular Telegraph Hill Industrial Estate, a short distance from the Minster/Manston roundabout and services and the A299 dual carriageway, giving it excellent connections to Ramsgate (6 miles), Canterbury (12 miles), Dover (20 miles) and the M2 and M20 motorways.

Minster Station and the newly completed Thanet Parkways provide access to the High Speed one services to London via Ashford International with journey times of approximately one and half hours.

## DESCRIPTION

The property comprises a single-storey industrial/warehouse unit having a steel frame, insulated roof incorporating translucent panels, a concrete floor and full height loading door. The unit has a separate personnel door leading to a reception/office, kitchen and toilet facilities and has the following amenities.

- Loading Door
- Ample estate parking
- Three phase power
- Lighting
- Reception and staff area

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:

Floor	Description	Area m <sup>2</sup>	Area sq ft
Ground	Workshop, offices & staff	258.8	2,782

## TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

## RENT

Our client is seeking a rent of £25,000 per annum (exclusive of rates, service charges and VAT).

## SERVICE CHARGE

A service charge is payable in relation to the upkeep of the communal estate. Full details available upon request.

## UTILITIES

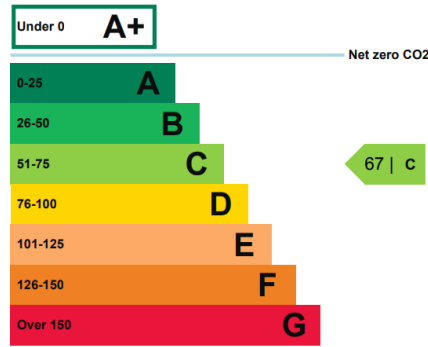
The tenant will be responsible for all utilities within the premises.

## DEPOSIT

The Tenant will be obliged to provide the Landlord with a rent deposit, which will be held by the Landlord for the duration of the term.

## EPC

The property has been assessed within Band C (67).



## BUSINESS RATES

The tenant will be responsible for the payment of business rates at the property with the Rateable Value (RV) from April 2023 being:

**Factory and Premises - £17,000**

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

## FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## LEGAL COSTS

Each party to bear their own.

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Kathreen Robertson  
**01227 763663**

Details created July 2023



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.