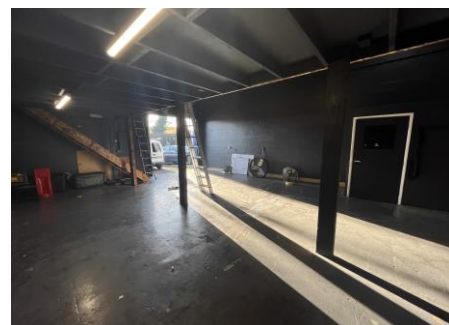


## MARGATE, KENT

20 PHOENIX BUSINESS PARK WESTWOOD INDUSTRIAL ESTATE, CT9 4JG

### LIGHT INDUSTRIAL STORAGE UNIT - TO LET



#### LOCATION

The premises are situated on the popular Westwood Industrial Estate just off the main road connecting Margate with Ramsgate. Westwood Cross Shopping Centre and the surrounding retail parks is a short drive from the estate.

The property benefits from good road links to the A299 (Hengist Way and Thanet Way) which in turn leads to the motorway network via the A254 and A256. Nearby occupiers include Travis Perkins, B&Q and Hornby Hobbies.

#### DESCRIPTION

The unit comprises a double storey light industrial building which is currently arranged as light industrial space, office space on the first floor with mezzanine and parking to the front for the unit. Below are the gross internal floor area,

Ground floor	204.32 sq m	2,199 sq ft
Mez	29.70 sq m	320 sq ft
First Floor	51.53 sq m	555 sq ft
<b>Total</b>	<b>285.55 sq m</b>	<b>3,074 sq ft</b>

#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

#### RENT

We have been instructed to offer the premise at **£18,000 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £15,750.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS  
[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

James Crittenden BSc (Hons)  
[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)



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Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)