AZURE
PROPERTY CONSULTANTS

Unit 5a&5b The Old Timber Yard Manston Road
Ramsgate Kent CT12 6HJ

Modern Warehouse/Distribution centre with Yard

Library photo

- Large Distribution warehouse behind Tesco Extra
- 23,623sq ft ground floor
- Extensive yard area for parking, deliveries
- Close to excellent road links
- Full height roller shutter doors

Asking rent: £170,000 per annum plus vat exclusive of usual outgoings

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Regulated by RICS
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Location

The subject premises are situated just off the B2050 Manston Road and is conveniently positioned for the main road network leading in and out of Thanet with road routes connecting to the Thanet Way, M2 and A2 motorways. The port of Dover, Manston International Airport and Ramsgate Harbour are all readily accessible.

Description

Warehouse and Distribution facility.

The premises comprise a steel portal frame warehouse with extensive external yard area ideal for staff parking and deliveries. There are four full height roller shutter doors, three phase power supply and wc facilities, with small mezzanine office and store room.

Shutter Door height 5M

Viewing comes highly recommended.

Lease

Subject to possession To be let on a new full repairing and insuring lease for a term of years to be agreed.

Accommodation

	Metric	Imperial
Ground Floor	2194 sq m	23623 sq ft

Use

The permitted use is B2/B8 industrial warehouse, storage and distribution as of the Town and Country Planning (Use Classes) order amended 2020

It is considered that the property may be suitable for a variety of different uses subject to all usual consents being obtained.

Rental

£170,000 plus VAT per annum exclusive of all usual outgoings. Rental payable monthly or quarterly in advance. A rent deposit may be required and held for the duration of the term.

Rates

Interested parties should contact Thanet District Council for verification

EPC

Upon Request

Legal Costs

Each party to be responsible for their own reasonable legal costs in preparing the new lease.

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at http://www.leasingbusinesspremises.co.uk/

Local Authority
Thanet District Council

Viewings
All viewings are strictly by appointment through agents Azure Property Consultants Ltd.

For further information please contact:
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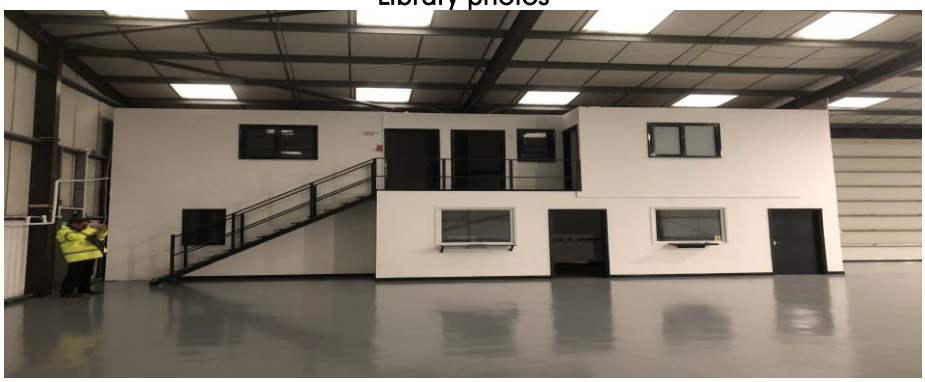
Library photos