

HERNE BAY, KENT

UNIT 8, WEST INDUSTRIAL PARK, SEA STREET, CT6 8JZ

HIGH SPECIFICATION OFFICE / INDUSTRIAL BUILDING TO LET WITH GOOD ROAD LINKS



SITUATION

The building is found to the south side of Sea Street and within 1.4 miles of the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network. Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International.

The building is found on the West Industrial Park which is bordered by a railway line to the south and mostly industrial buildings and open storage land to the east. Nearby occupiers include City Electrical Factors, Build Base, and Jewsons Builders Merchants.

DESCRIPTION

The building is a modern industrial unit comprising a brick and metal clad property fronting Sea Street. The premise includes an element of hard standing surrounding the property used as car parking, as shown highlighted above.

The property has the following floor area,

Warehouse	5,349 sq.ft	496.9 sq.m
Total	5,349 sq.ft	496.9 sq.m

TERM

The property is being offered on a new Full Repairing & Insuring lease for a term of five years, outside the Landlord & Tenant Act.

RENT

We have been instructed to offer the premise at **£45,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history, usually three months.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

BUSINESS RATES

The property currently has its rateable value assessment linked with other premises and will need to be separated.

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

PLANNING

We understand the property has planning for B1/B8 users under the Town and Country Planning. (Use Classes) Order 1987.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent.

VIEWINGS

Strictly by previous appointment through owners' sole agents,

Ian Crittenden BSc (Hons) MRICS
07940 736040
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
07821 468696
james@clarke-crittenden.com



Regulated by RICS

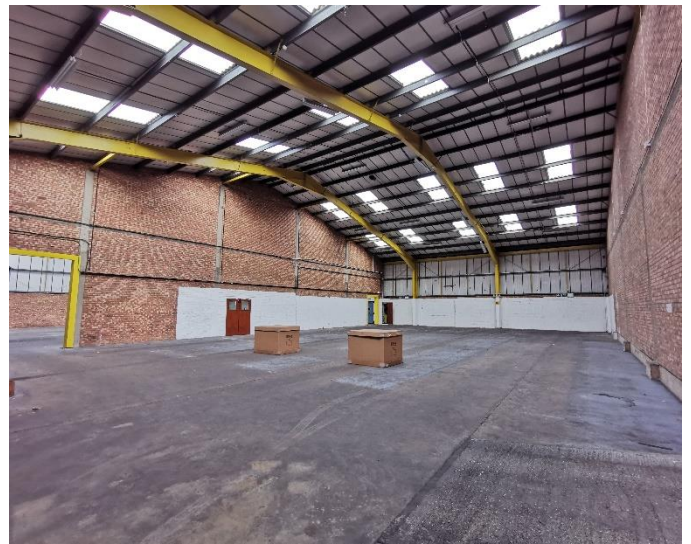
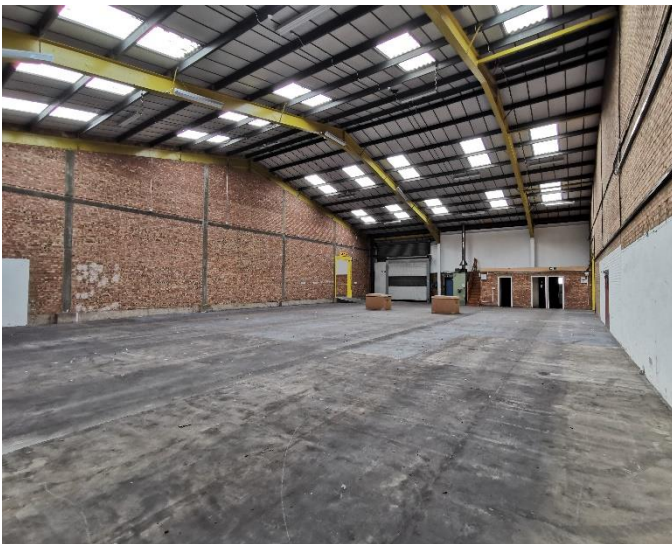
Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited.

December 2020

Property Particulars



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