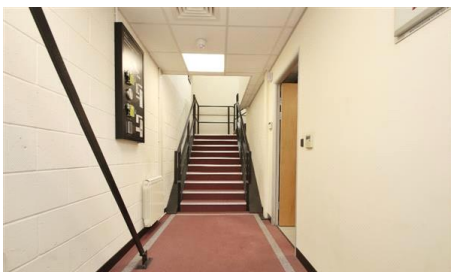


**£2,500 PCM**



## OZENGELL PLACE, EUROKENT BUSINESS PARK, RAMSGATE

- 1,392 SqFt
- INDUSTRIAL AND OFFICE SPACE
- ALLOCATED 4 PARKING SPACES
- EPC D (CURRENTLY BEING UPDATED)
- DUEL ENTRANCES
- VAT APPLICABLE

EPC Rating: D  
Available: 01 March 2025

**PRS** Property Redress Scheme

arla | propertymark  
**PROTECTED**

# The Property

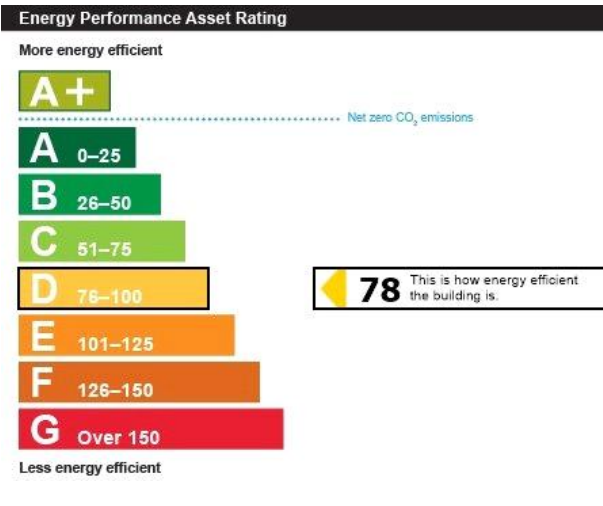
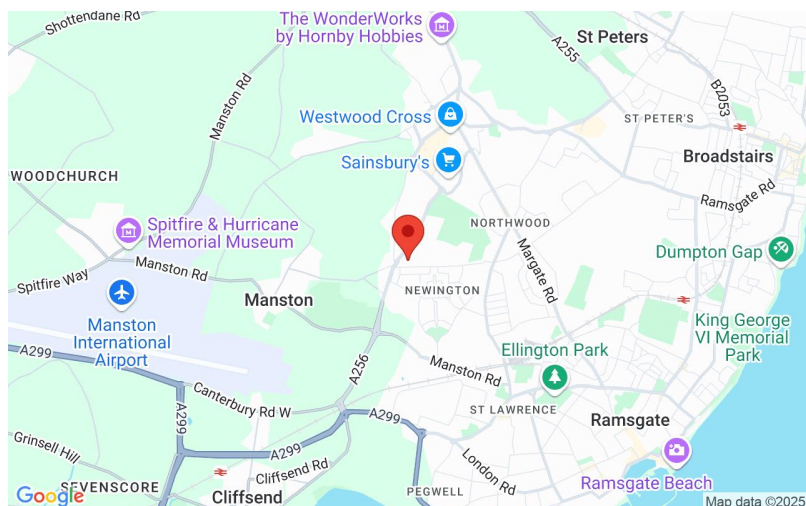
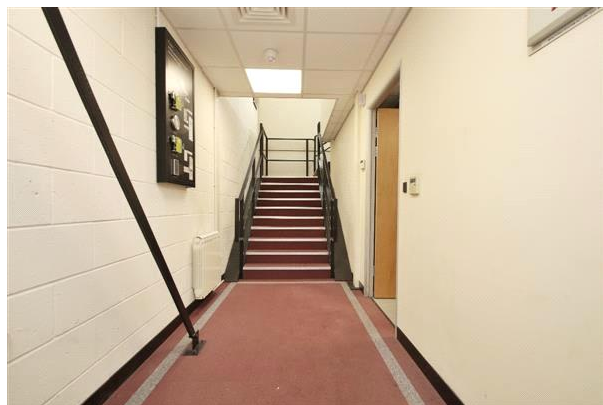
Prime Two-Story Commercial Unit – 1,392 SqFt at Ozengell Place

This versatile commercial property seamlessly combines light industrial and office space, offering a unique and inviting environment for businesses to thrive. With a thoughtful layout and a range of high-specification features, this unit is designed for both efficiency and security, making it an exceptional choice for the next tenant.

Located at Ozengell Place just off Haine Road, Ramsgate, this unit benefits from dual entrances, allowing tenants to sublet part of the building to offset costs and maximize their investment. It also offers flexibility between the upstairs and downstairs spaces.

## Key Features

- 1. Safety and Security**
  - Built-in fire detection system
  - Fire extinguishers
  - Alarm system with intruder detection
  - CCTV for added peace of mind
- 2. Convenience and Accessibility**
  - Fully functioning kitchen
  - Disabled-friendly, plus separate male and female toilets
  - Electronic entry system with a digital access control center and fobs
- 3. Versatile Spaces**
  - Light industrial space downstairs
  - Four office spaces upstairs, fully carpeted
  - Solid flooring downstairs for durability
- 4. Climate Control and Efficiency**
  - Dual-zone climate control with five heating and air-conditioning units



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.