

**INDUSTRIAL/WAREHOUSE UNIT ON POPULAR
COMMERCIAL ESTATE**

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**Unit 3 Patricia Way,
Pysons Road Industrial Estate,
Broadstairs,
Kent CT10 2LF**

Workshop/warehouse of 974.52 sq m (10,490 sq ft) with
mezzanine offices/storage of 425.29 sq m (4,578 sq ft)

**TO LET BY WAY OF A LEASE
ASSIGNMENT**

- ▶ Prominent position on busy commercial estate
- ▶ Good parking and yardage
- ▶ Four loading doors from Lysander Close
- ▶ Eave heights from 4.08m to 6.20m



Location

The property is situated on the Pysons Industrial Estate in a prominent position on the corner of Patricia Way and Lysander Close.

The Estate is well positioned just off the Margate Road (A254) and within a few miles of the centres of Ramsgate, Margate and Broadstairs. The Port of Dover and City of Canterbury and the Port of Dover are also only 15 and 16 miles distance respectively.

The area is served by the Thanet Way (A299) which connects to the M2 and main motorway system.

Description

The building is mainly of single storey steel frame construction with profile metal sheeting to elevations and the roof. There are ground floor and mezzanine offices to the front and a mezzanine storage area to the rear.

The building is set back from the road and there is a tarmac car park to the front for the offices and customers with concrete yard areas to the side and rear for lorry parking and open storage.

There is access from the yard area fronting Lysander Close through four roller shutter doors into the building.

Accommodation

	Description	SQ M	SQ FT
Ground	Showroom	115.19	1,240
Ground	Workshop/warehouse	859.32	9,250
Mezzanine front	Offices/staff	104.04	1,120
Mezzanine rear	Storage	321.24	3,458
		1,399.79	15,068

NB: All stated areas are approximate and GIA

Tenure

The property is available to let by way of an assignment of a FRI lease expiring in September 2028 at a passing rent of £52,500 per annum exclusive.

An underlease may be considered on terms to be agreed.

Rates

According to the Valuation Office Agency website the property's description is "workshop and premises" and the rateable value is £62,500.

Planning

The prospective assignee/under tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

To be assessed.



Viewing

By appointment, please contact:

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