

# Industrial Unit To Let

**CORE**  
COMMERCIAL  
01892 834483



**Unit 6**  
**West Industrial Park**  
**Sea Street**  
**Herne Bay**  
**Kent CT6 8JZ**

## Location

West Industrial Park is on the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and Herne Bay railway station is 0.8 miles distant providing easy access to London. Nearby occupiers including City Electrical Factors, Build Base, and Jewson's Builders Merchants.

## Description

A refurbished industrial/ warehouse unit with brick & block construction, pitched lined roof with roof lights and newly installed electrically operated roller shutter door. The unit comes with its own kitchen, wc and separate offices. Hard standing surrounding the units provides car parking and loading areas.

**3,933 sqft**

## Terms

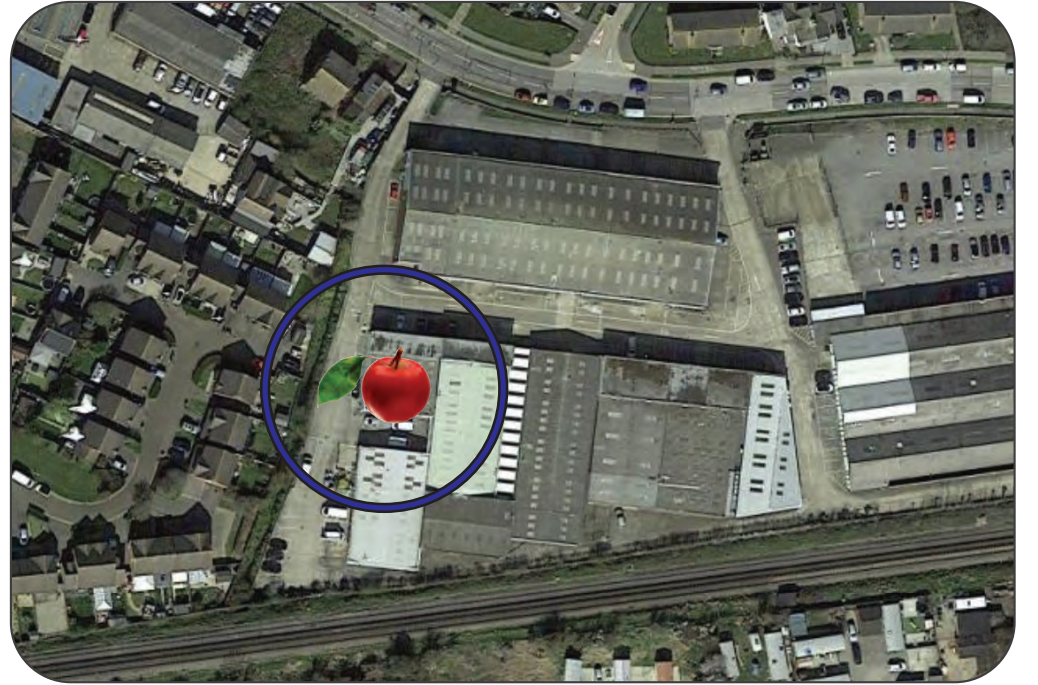
To let at **£32,500** pa plus vat and share site service charge and buildings insurance. New Full Repairing & Insuring lease, outside the Landlord & Tenant Act. Rental deposit may be required dependent on trading history, usually three months.



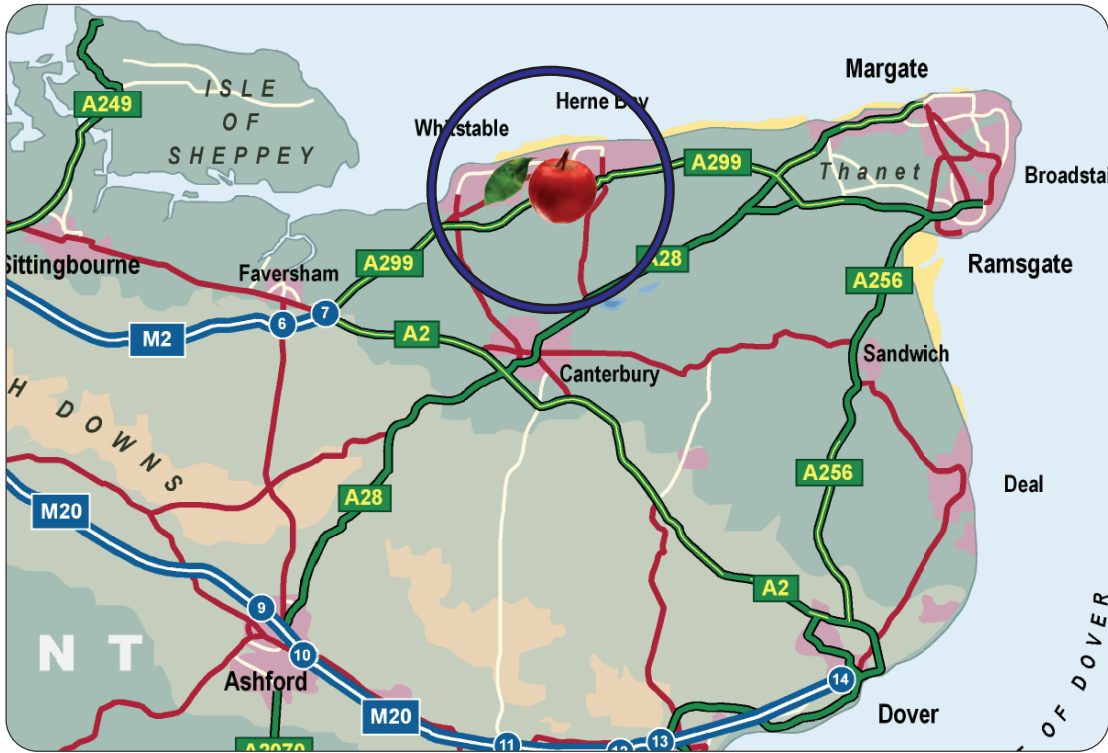
**First Six Months at Half Rent**

**3,933 sqft**










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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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