

Factory / Warehouse Unit For Sale



Units 2&3, Pyramid Business Park
Poorhole Lane, Westwood
BROADSTAIRS
Kent, CT10 2PT

Location
Broadstairs is situated about 80 miles east of London between Ramsgate and Margate. Prominently situated at the junction of Poorhole Lane with the A256 Westwood Road adjoining Westwood Retail Park.

Description
A detached steel portal framed industrial / warehouse building with profiled steel and brick cladding & roof. Ancillary 2 storey offices within a fenced estate. Ample car parking to the front and side loading area. 20 ft (6.1 m) clear height (maximum 22 ft 10 ins). Additional mezzanine stores. 3 phase power. Gas hot air heating.

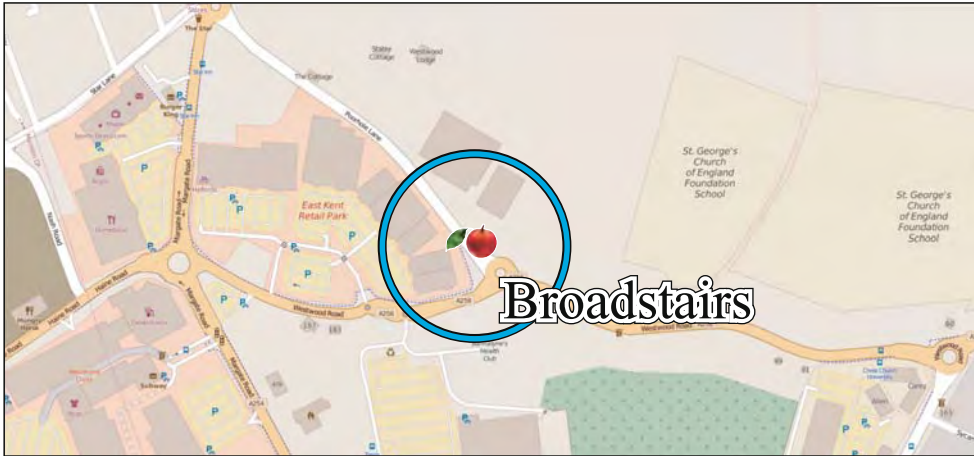
Accommodation

Ground -	Factory	7,262
	Warehouse	10,270
	Offices	2,097
First Floor -	Offices	2,108
	Total	21,737 sqft
Additional Mezzanines		6,515

Terms
For sale freehold **£1,250,000** (£58 psf) plus VAT subject to contract. Combined rates payable 2015/16 £24,280 (Rateable Value £49,250).



21,740 sqft




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