

# Workshops, Warehouse Offices & Yard To Let

**CORE**  
COMMERCIAL  
01892 834483



**Tyler Way**

**WHITSTABLE**  
**Kent CT5 2RS**

## Location

Located between the popular towns of Whitstable and Herne Bay on the north coast around 8 miles north of Canterbury. The dualled A299 and Chestfield and Swalecliffe mainline railway station are 0.8 mile from the property.

## Description

A detached steel portal framed industrial/warehouse unit with detached two storey brick offices and stores on a site of approx. 2.2 acres. Main workshop has an eaves 28ft (8.5m), 4 Roller shutter doors, warehouse lighting and 3 phase power. Offices have suspended ceilings, carpeting, radiators, air conditioning, WCs and kitchen. Workshop/stores have roller shutters, lighting and power. The site is fully fenced, gated and laid to concrete.

## Main workshop / warehouse

Ground	18,440
First	2,641

## Workshop / stores

1	1,203
2	1,307

## Offices

Ground	3,915
First	<u>3,928</u>

**Total 31,434 sqft**

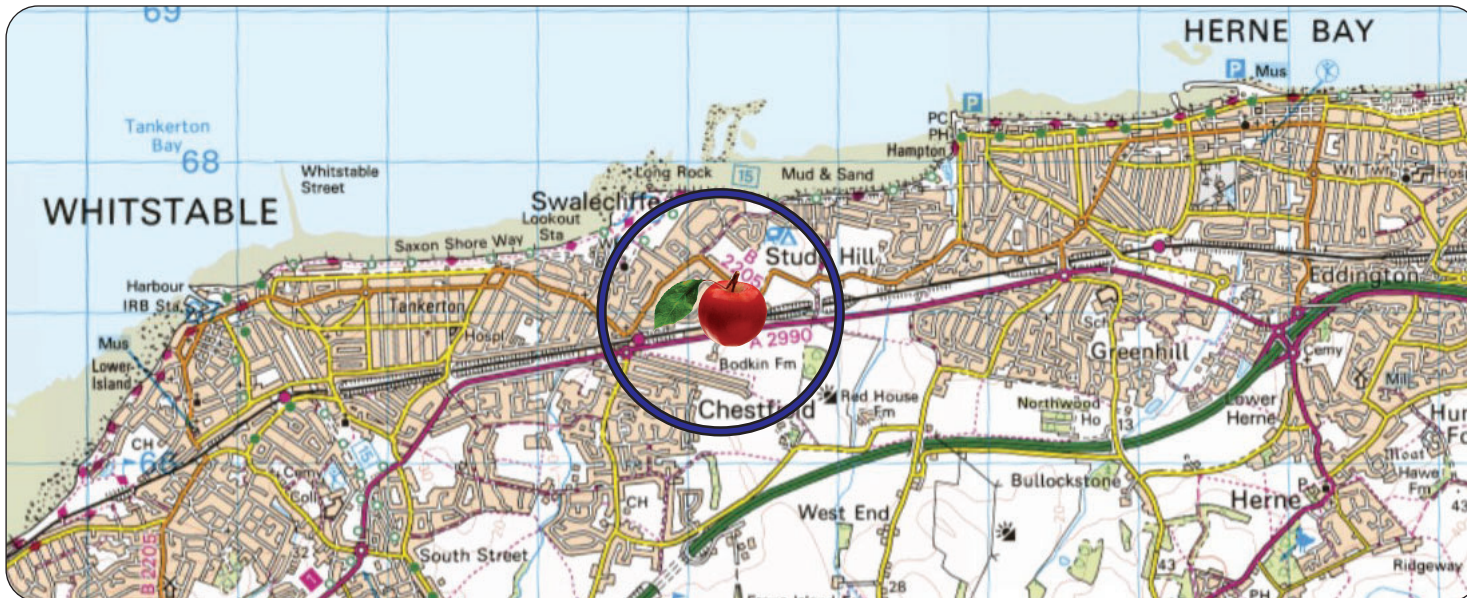
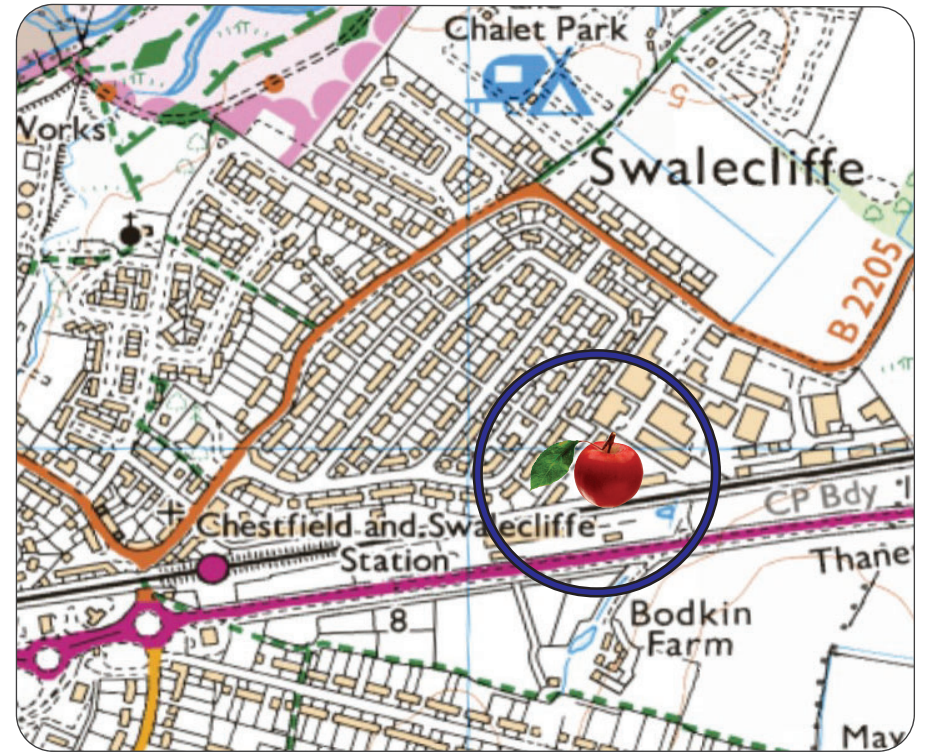
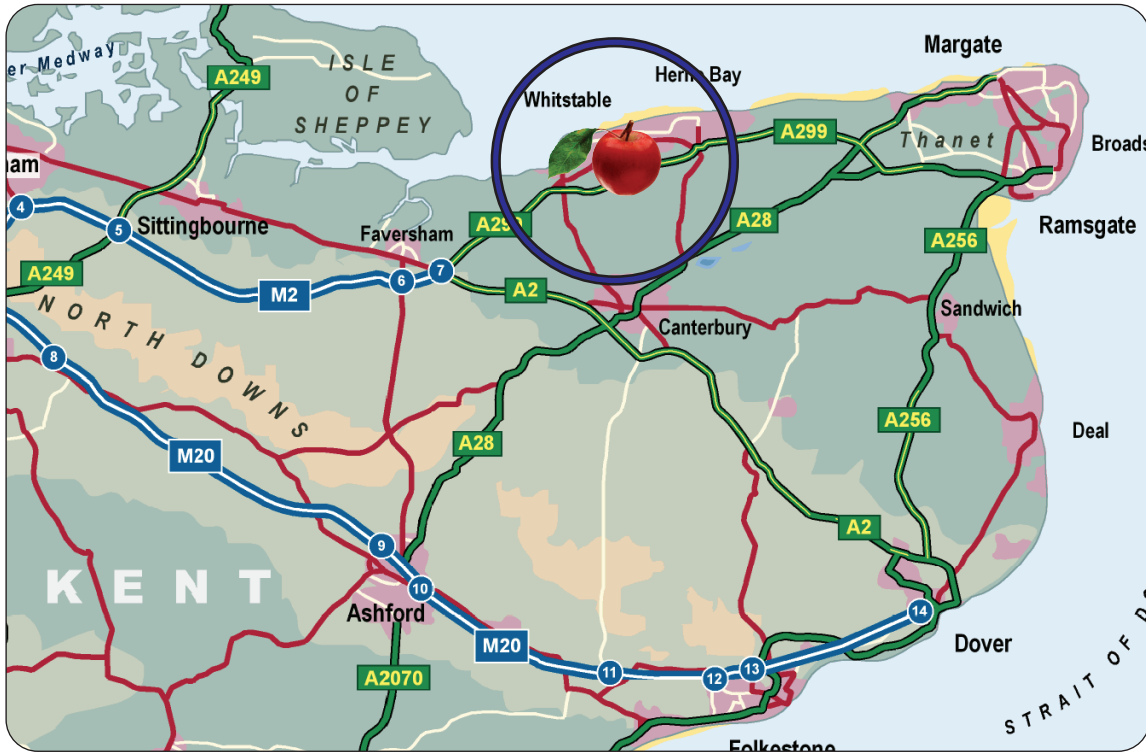
**Site area 2.2 acres**

## Terms

To Let as a whole at **£189,000** pa, **NO VAT**. May split. Rates payable 2024/25 £69,342 (Rateable Value £127,000).

**31,343 sqft**  
**on 2.2 acres**





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