

# Business Unit To Let

**CORE**  
COMMERCIAL  
01892 834483



**Unit 12, Invicta Way**

**RAMSGATE**

**Canterbury**

**Kent CT12 5FD**

## Location

Located in East Kent within a quarter of a mile of the dualled A299 Thanet Way leading to the M2 motorway. The property is on the popular and well established Manston Park Industrial Estate.

## Description

A newly built terraced industrial warehouse unit of clear span portal frame construction with mezzanine storage floor. 3 phase power, electric roller shutter door, 21 ft eaves height, Toilet and kitchen. Windows to front and rear on the mezzanine.

Ground 1 440

Mezzanine 1 257

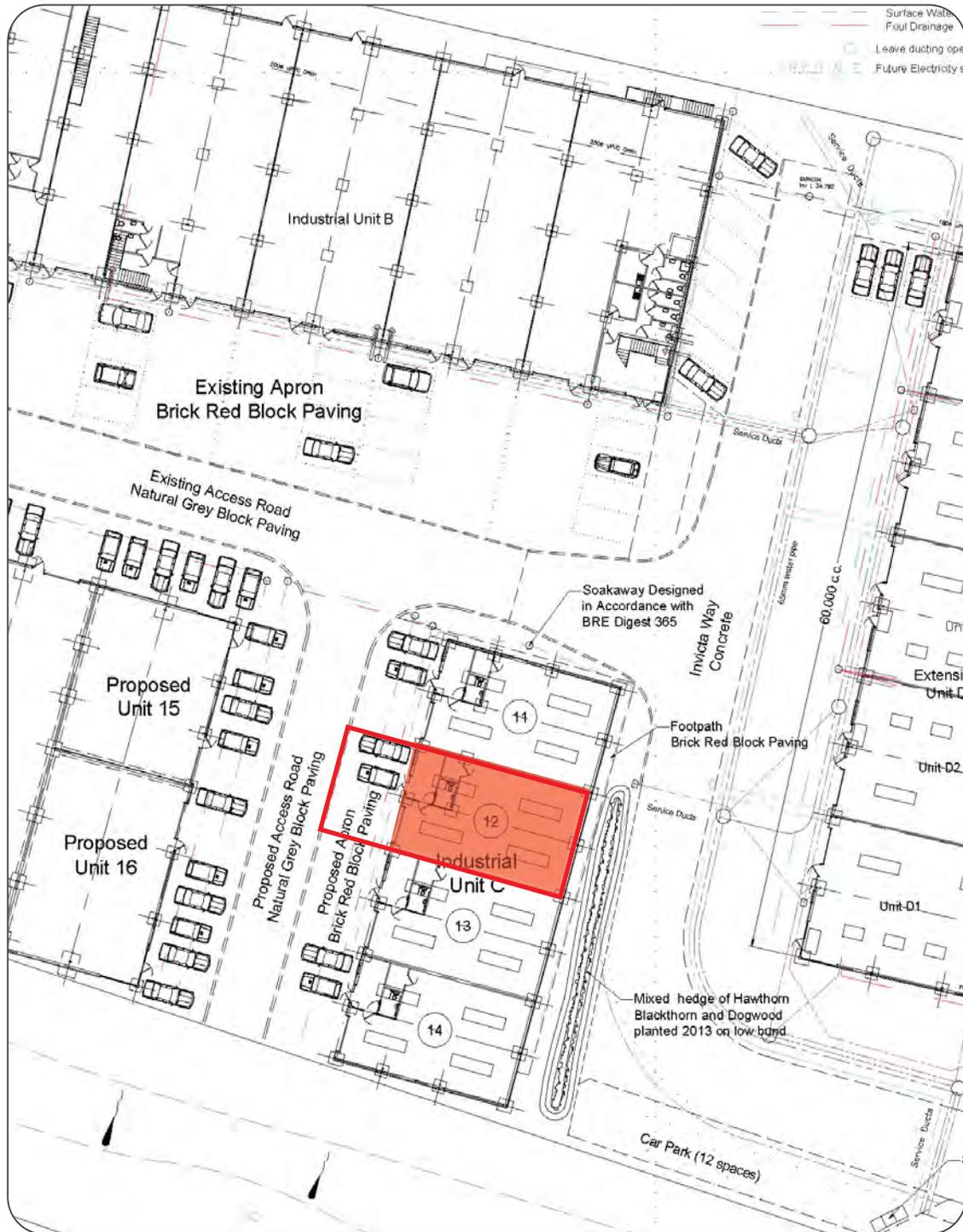
**2 697 sqft**

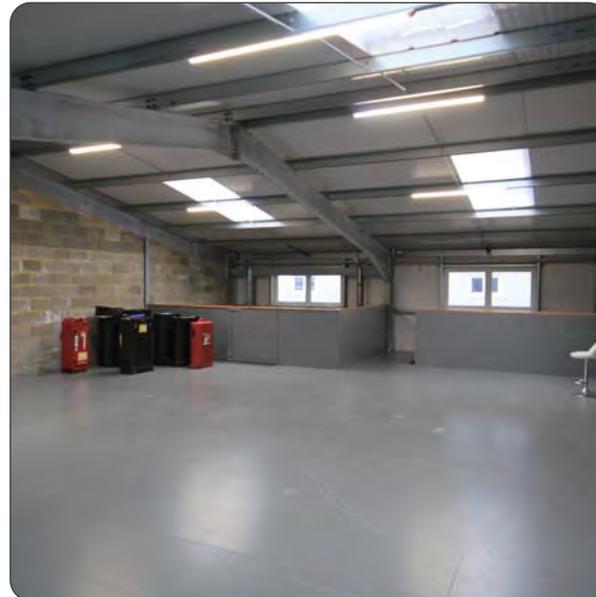
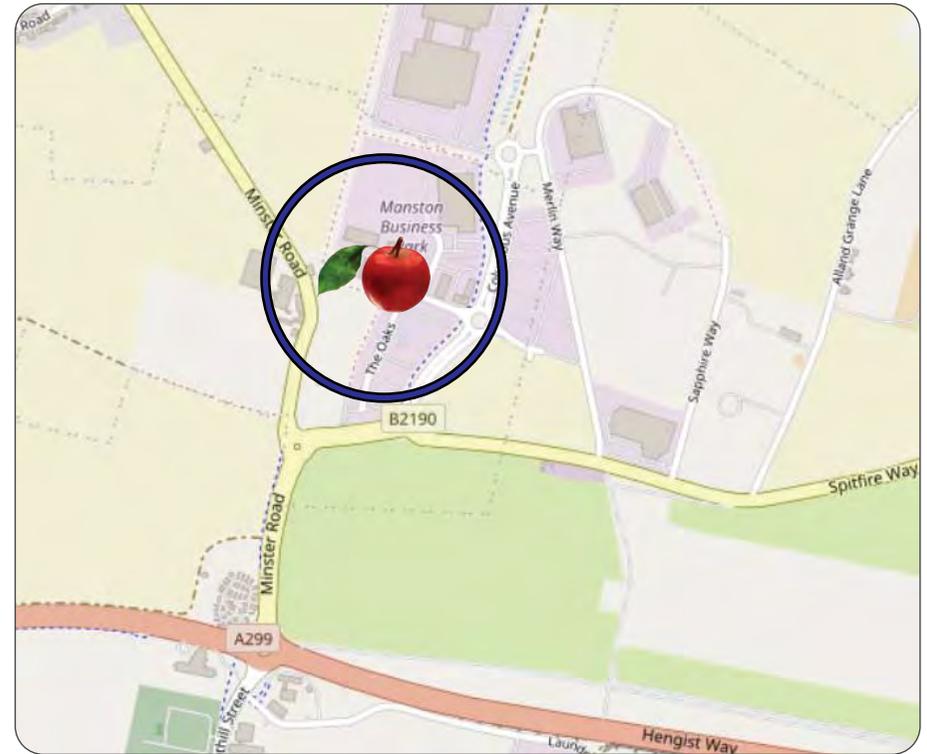
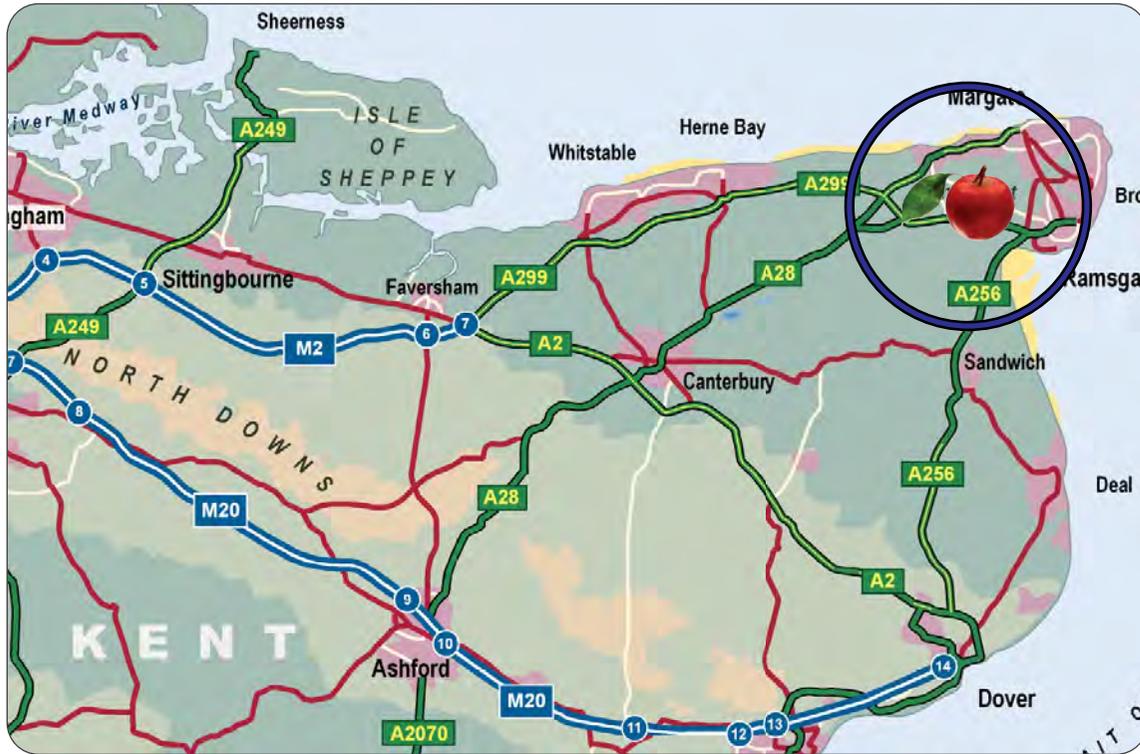
## Terms

To let at **£18,500** per annum plus vat.

**No business rates** should be payable if this is your sole property otherwise Business rates payable 21/22 £5,863 (Rateable Value £11,750). A rent deposit will be required.

**2,697 sqft**






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