

TO LET

WEST INDUSTRIAL PARK

SEA STREET • HERNE BAY • KENT • CT6 8JZ



**ULTRAFAST FIBRE
READY TO GO IN EACH UNIT**



FIRST SIX MONTHS AT HALF RENT

**RECENTLY REFURBISHED
INDUSTRIAL/ WAREHOUSING UNITS**

• UNITS FROM 2,783 - 4,285 SQ FT • SOME WITH OFFICES • GOOD ROAD LINKS

LOCATION

West Industrial Park is found to the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network. Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International. The Industrial Park is bordered by a railway line to the south and mostly industrial buildings surrounding. Nearby occupiers include City Electrical Factors, Build Base, and Jewson's Builders Merchants.



POSTCODE: CT6 8JZ

WEST INDUSTRIAL PARK

TERMS

The units are being offered by way of new Full Repairing & Insuring leases for a term of years to be agreed, outside the Landlord & Tenant Act. The incoming tenant will be responsible for a proportion of the site service charge and buildings insurance.

DEPOSIT

A rental deposit may be required dependent on trading history, usually three months.

ENERGY PERFORMANCE RATING

Details of each unit EPC rating available upon request.

BUSINESS RATES

Each unit is currently having its rateable value assessment separated. Prospective tenants are advised to make their own enquiries with the local authority. (Canterbury City Council: 01227 862427)

VAT

The property is elected for tax and VAT will be payable on the rent.

VIEWING

Strictly by previous appointment through the agents:



IAN CRITTENDEN
07940 736040
ian@clarke-crittenden.com



NEIL MASON
01892 834483
neil@corecommercial.co.uk

DESCRIPTION

The terrace units, which have been refurbished, create modern industrial/ warehousing units comprising brick & block construction, under pitched roofs, with newly installed electrically operated roller shutter doors.

Each unit comes with its own amenity and wc facilities, in addition, some units have separate office accommodation. Hard standing surrounding the units provides car parking and loading areas.

AVAILABILITY SCHEDULE

Unit	GF: Warehouse (sq ft)	1st: Office/ Mezz (sq ft)	Total (sq ft)	Rent (pax)
3	3,151	65	UNDER OFFER 802	£30,500.00
4	3,334	951	4,285	£34,500.00
13	3,146	770	3,916	£32,400.00
15	3,238		UNDER OFFER 238	£26,000.00
16	2,783		2,783	£22,500.00