

Property Particulars

RAMSGATE, KENT

20/22 TELEGRAPH HILL LAUNDRY ROAD, CT12 4HL

MODERN INDUSTRIAL/TRADE COUNTER UNIT TO BE LET ON ESTABLISHED ESTATE



LOCATION

The property is found just off Laundry Road on the Telegraph Hill Industrial Park. The park comprises a range of different size industrial and office units and a range of modern and older style premises. The park is found within a minute of the A299 dual carriageway which in turn connects with the A2 Motorway network.

DESCRIPTION

The unit comprises a single storey light industrial unit which benefits from two roller shutter doors and several personal door.

Ground Floor	791.4 sq m	8,518 sq ft
Total	791.4 sq m	8,518 sq ft

TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£70,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £46,250

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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