Unit 3
Monkton Business Centre
Monkton Street
Monkton
Ramsgate
Kent
CT12 4JF

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk

£38,500 per annum Plus VAT



7,114 sqft Storage Unit

Adjacent Parking

Excellent Location

A large storage unit with WC facilities and adjacent parking on a substantial site of approx. three acres benefiting from good access on a concrete track and conveniently located on the south side of the A299, with good access to Dover, Manston and the M2 to London.

Description
The building is constructed of a steel portal frame and is externally clad to the eves. The building benefits from a level solid concrete floor with access via a large roller-shutter door. In addition there is a separate pedestrian door as well as a self-contained kitchen and WC. Internally the building offers a large open space giving a total area of 660m^2 (7,114sqft).

Situated
The building is located at Monkton Business Centre which is a substantial site of circa three acres strategically located on the south side of the A299, giving good access to Manston, Dover, Faversham and the M2.

Tenure
To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Business Rates
These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

Services
Private drainage system, water and three phase electricity with self-contained kitchen and WC.

Planning
The building is suitable for storage use under Class B2 No Motor trade will be considered.

Landlord's Legal Costs
The ingoing Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

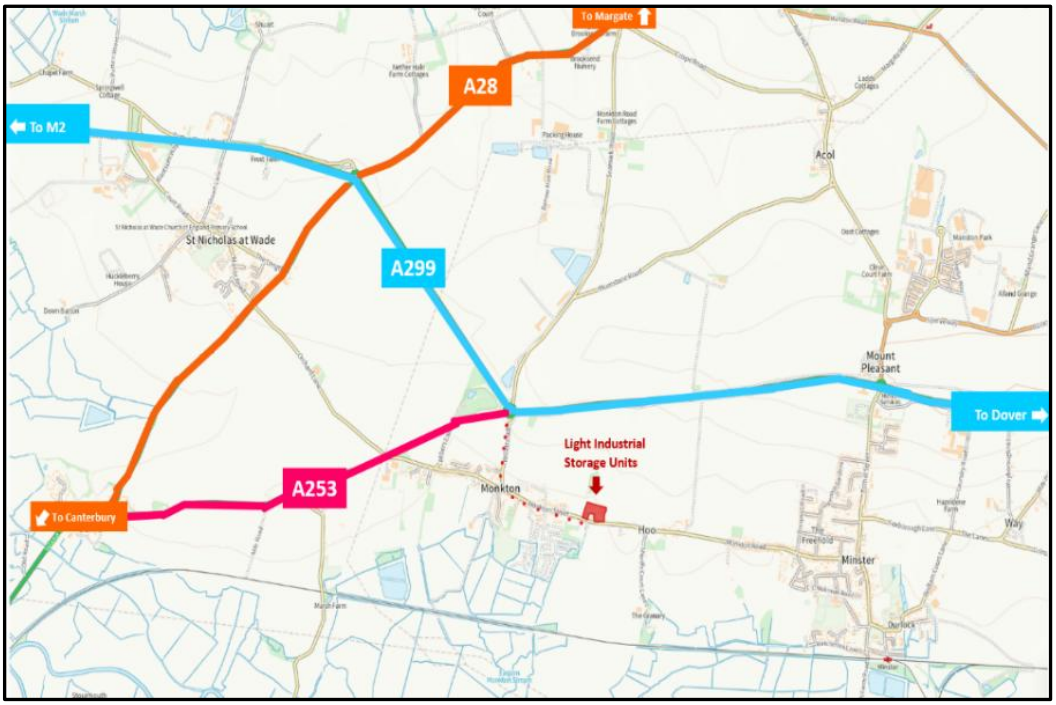
VAT
Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit
A deposit equal to two months' rent will be payable.

Rent
£38,500 per annum plus VAT will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade Tel: 01843 210878
Email: t.brett@finns.co.uk

Date: These particulars were prepared on: 27th October 2026



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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