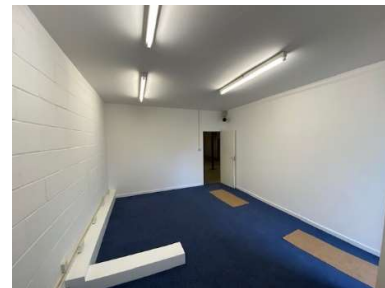


Unit 9
Crystal Business Centre
Lancaster Way
Sandwich
CT13 9QX

£13,850 per annum

Finn's
The Packhouse
Wantsum Way
St Nicholas at Wade
CT7 0NE
t: 01843 210878
e: t.brett@finns.co.uk



- 2,633sqft Commercial Unit with Mezzanine and Office
- Excellent Location in Established Commercial Estate in Sandwich
- Adjacent Parking

A commercial unit with a mezzanine and office space boasting an excellent location within a well-known industrial estate in Sandwich.

Description

The building is constructed of a steel frame with breezeblock walls. The building benefits from a solid level concrete floor with access via a 2.8m roller shutter door with an additional personnel door to the front. In addition there is a steel framed mezzanine, office space and W.C. facilities.

Internally the main workshop measures approx. 11.52m x 7.19m, with the office space measuring approx. 5.72m x 3.86m and the loading bay measuring approx. 5.7m x 3.22m. This gives a total ground floor area of 123.15m² (1,325sqft). The mezzanine measures approx. 16.92 x 7.18m which equates to 121.48m² (1,307sqft), giving a combined useable area of approx. 244.63m² (2,633sqft).

Situated

The unit is situated to the north east of Sandwich off Stonar Road in a sought after Industrial Estate. The nearest postcode is CT13 9QX.

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.

Services

Mains electric and water. The tenant will be responsible for reimbursing the landlord at the standard rate of any charges incurred.



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.

Business Rates

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

Service Charge

There is currently a service charge of £500 per annum

Use

The building is suitable for storage and workshop use.

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

£13,850 per annum will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade. Tel: 01843 210878.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 210878

