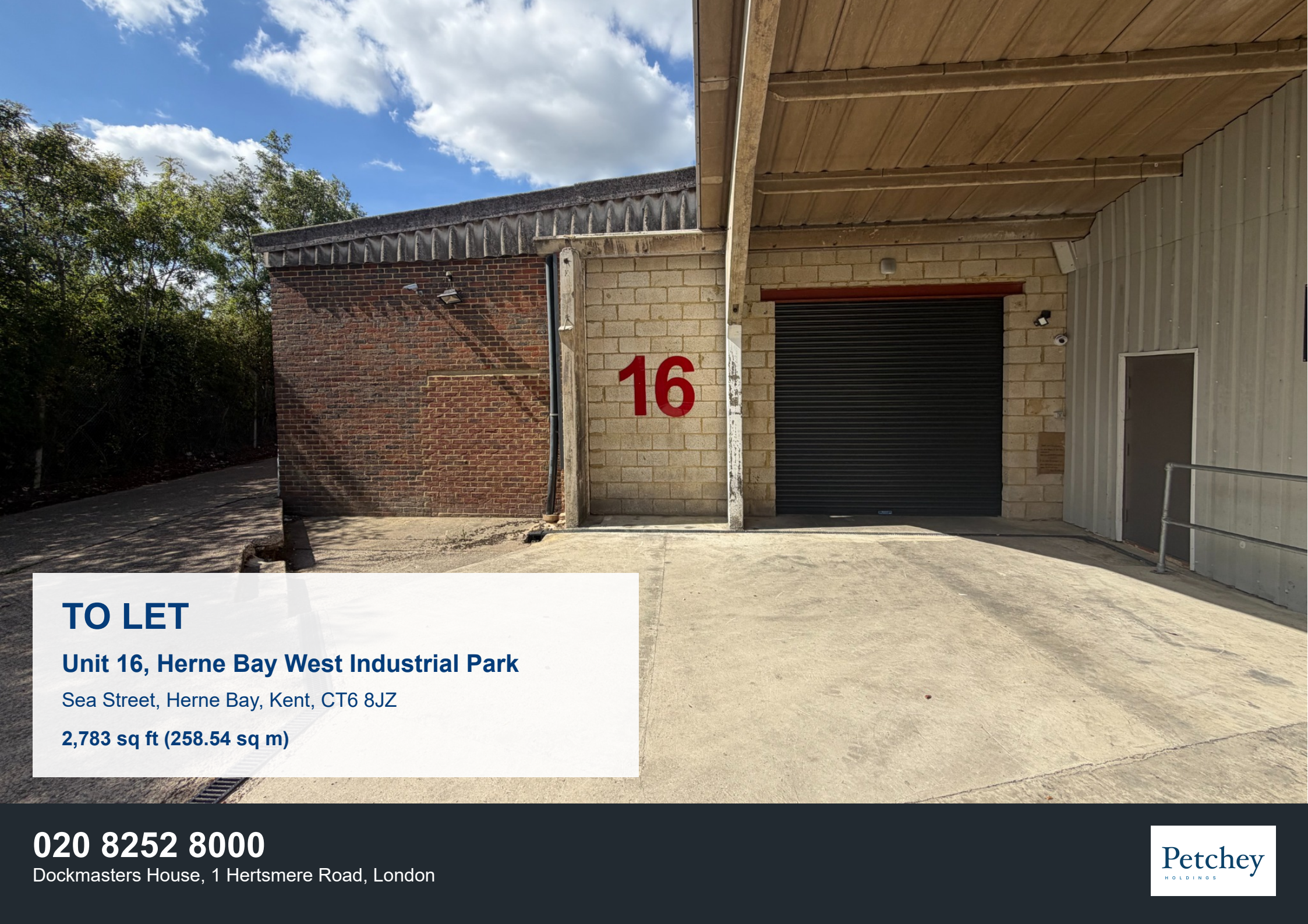


A photograph of an industrial building unit. The unit has a brick wall on the left and a light-colored block wall on the right. A large red number '16' is painted on the block wall. To the right of the number is a large black roller shutter door. Further right is a smaller white-framed door with a metal ramp leading up to it. The building is situated on a concrete surface, and there are trees and a blue sky with clouds in the background.

TO LET

Unit 16, Herne Bay West Industrial Park

Sea Street, Herne Bay, Kent, CT6 8JZ

2,783 sq ft (258.54 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 16, Herne Bay West Industrial Park, Sea Street, Herne Bay, Kent, CT6 8JZ

Key Features

- Six months at half rent, subject to lease terms (STLT)
- Open-plan industrial / warehouse accommodation
- Roller shutter loading access
- Painted concrete warehouse floor
- Rooflights providing natural light
- Separate personnel entrance
- Paved loading area to the front
- Established industrial estate on Sea Street
- Owned by Petchey Holdings – contact landlord direct

Description

Unit 16 provides approximately 2,783 sq ft of industrial and warehouse accommodation at Herne Bay West Industrial Park.

The open-plan warehouse has a painted concrete floor, rooflights providing natural light and roller shutter loading access.

A separate personnel entrance and a paved loading area to the front provide practical access for day-to-day operations.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Herne Bay West Industrial Park is situated on Sea Street in Herne Bay, Kent. The unit forms part of an established industrial estate, with access from Sea Street. This provides a base for businesses seeking industrial or warehouse accommodation in the Herne Bay area.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	2,783	258.54

Planning

Interested parties should make their own enquiries with the local planning authority to confirm the suitability of their proposed use.

Rent

£24,000 per annum exclusive

Six months at half rent, subject to lease terms (STLT).

Viewing & Further Information

Contact landlord direct
Nick Brown
nbrown@petchey.co.uk



Disclaimer: These particulars are for general information only and do not constitute an offer or contract. Measurements are approximate. Petchey Holdings has not tested services, facilities or equipment. Interested parties should satisfy themselves by inspection and independent enquiry as to the accuracy of these particulars and all necessary planning, building regulation and other consents.