

TO LET

Unit 2, West Industrial Park

Sea Street, Herne Bay, Kent, CT6 8JZ

5,512 sq ft (512.06 sq m)

020 8252 8000
Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 2, West Industrial Park, Sea Street, Herne Bay, Kent, CT6 8JZ

Key Features

- Industrial unit with first-floor office and storage space
- Electrically operated roller shutter door
- Concrete warehouse floor
- Approximately 1.4 miles from the A299 Thanet Way
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 2 provides 5,512 sq ft of industrial accommodation. The ground floor includes a warehouse with an electrically operated roller shutter door. The first floor provides office and storage space.

First-floor Heights

At the edges	1.87 m
At the centre	2.29 m

VAT

VAT may be applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

Location

West Industrial Park is on Sea Street, approximately 1.4 miles from the A299 Thanet Way, which connects to the M2. Herne Bay railway station is approximately 0.8 miles away.

Accommodation

Accommodation	Sq ft	Sq m
Ground floor	3,966	
First floor	1,546	
Total	5,512	512.06

Planning

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

Rent and Outgoings

Rent	£49,500 p.a. exclusive
Service charge	£4,162.17 p.a. exclusive
Insurance	£2,926.44 p.a. exclusive

Viewing & Further Information

Strictly by appointment through Petchey Holdings.

Nick Brown

020 8252 8000 07990 370 348

nbrown@petchey.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Petchey HOLDINGS