

Spitfire Way, Manston, Kent CT12 5FF

TO LET

DETACHED INDUSTRIAL UNIT OF 14,477 SQFT WITH A COVERED CANOPY OF 2,518 SQFT
DETACHED WORKSHOP OF 645 SQFT ON AN EXTENSIVE CONCRETED YARDS OF 1.25 ACRES

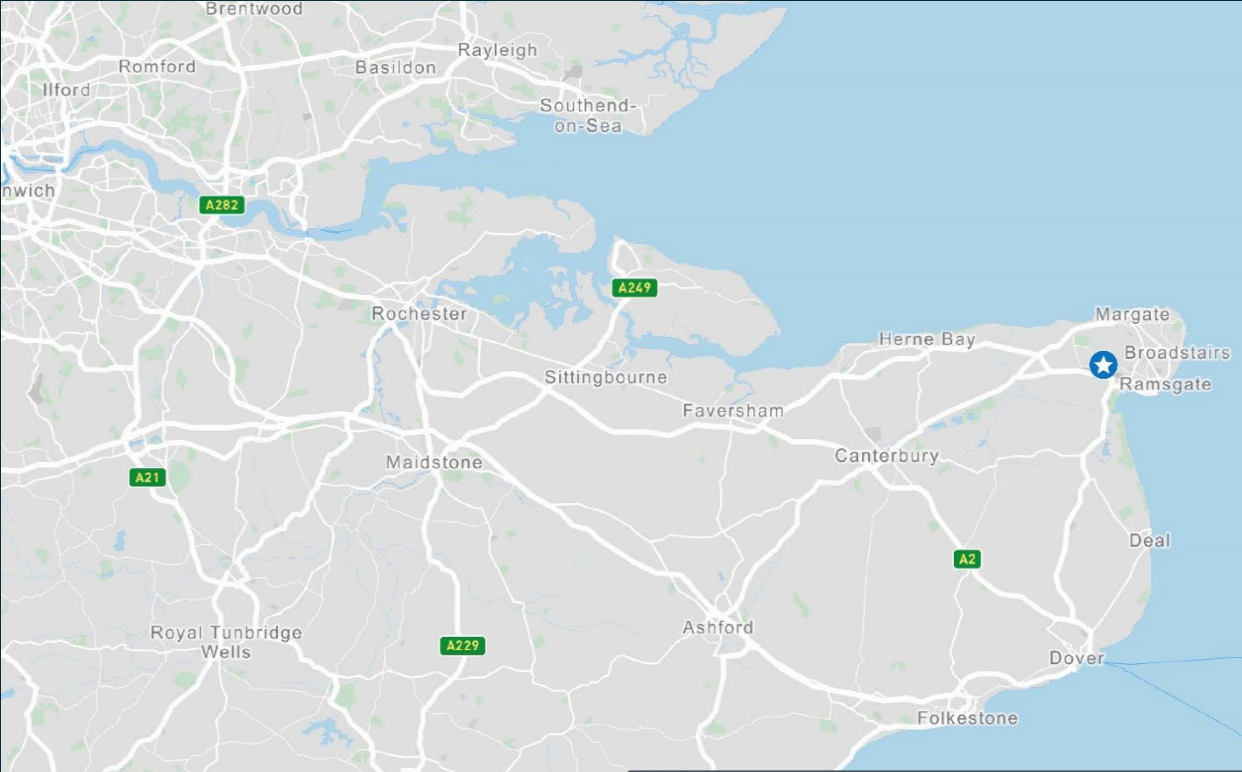


Description

- A rare opportunity to rent a detached industrial unit on a secure self-contained site with direct access to Spitfire Way in Manston Ramsgate Kent.
- 1.68 acre gross site with approximately 1.25 acres of concreted yard providing ample parking, open storage and circulation.
- The property offers accommodation that includes a 6 bay workshop with 2 inspection pits, meeting rooms, staff welfare, kitchen & WC facilities plus a detached store.
- The property benefits from 360 degree circulation, a drive through loading / access covered working canopy and an internal minimum eaves of 5.5m.



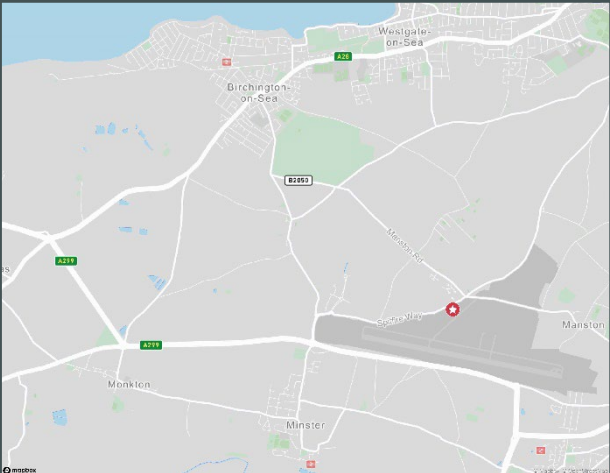
Location



	A299	1 mile
	M2 (J7)	20 miles
	M20 (J6)	38 miles
	M25 (J5)	54 miles
	M25 (J3)	11.9 miles
	Dartford Crossing	57 miles
	Birchington on Sea	3.8 miles
	Gatwick Airport	86 miles
	Port of Ramsgate	4.7 miles
	Port of Dover	20 miles
	Port of Sheerness	44 miles

The property is located adjacent to Manston Airport fronting onto the B2190 Spitfire Way within a mile of the A299 and connections to the A2/M2 motorway.

The Kent ports are all within an hours travel of the site with Rail service provided by Birchington on Sea station connecting to St.Pancras International in 1 hr 30 mins.



Accommodation

The property comprises a detached former vehicle maintenance unit of concrete portal frame construction under a pitched roof incorporating 10% rooflights on a secure concreted site of 1.68 acres with a detached ancillary store. Internally the unit is arranged with a large open workshop with 7 full height loading doors, with one bay having a drive through access and covered canopy to the rear, with ancillary storerooms and workshops, WC and shower facilities. At first floor there are a mix of open plan and modular office space and storage. Externally there is an expansive secure fully concreted yard wraps round the units and extends to approximately 1.25 acres with potential to extend and a detached store with single roller shutter door, power and lighting.

- Internal Eaves – 5.5m
- 7 Electric Level Loading Doors
- Secure Gated Yard
- Modular Offices
- 500 KVA 3 Phase Power Supply (To be connected)
- Unrestricted 24/7/365 Use
- 3 Vehicle Maintenance Pits
- 1.25 Acre Concreted Yard
- 360 Degree Circulation
- Drive through access/loading
- WC/Shower facilities.

GIA	(Sq ft)	(Sqm)
GF Warehouse	5,848	543.3
GF Stores Workshop/Offices	4,438	412.4
FF Offices/Stores/Plant	4,191	389.4
Total	14,477	1,345.1
Concreted Yard	55,000	5,110
Cover Canopy	2,518	234.0
Detached Store Unit	645	60



Further information

Proposal

Offered on a new full repairing & insuring lease for a term to be agreed.

Guide Rent

£150,000 pax

VAT:

Will be applicable.

EPC

Rating E - 102

Utilities

Mains Water, Electricity, Gas & Drainage.

Business Rates

The current rateable value is £66,500.

Legal Costs:

All parties to be responsible for their own legal costs.



Viewings:

Inspections are strictly by appointment with the vendors Joint Sole Agents.

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