



## Property Particulars

Unit 20D, Westwood Business Park, Margate CT9 4JJ

### LIGHT COMMERCIAL UNIT ON AN ESTABLISHED BUSINESS PARK TO LET



#### LOCATION

The property is found just off Margate Road on the on the Westwood Business Park, which is situated on the Westwood Industrial Estate. The park comprises a range of different size industrial, Commercial, Office, Storage and Art Studios.

The park is found within a minute of the all the major towns in the area, along with the major Westwood Cross retail shopping park.

#### DESCRIPTION

The unit comprises a single storey light commercial unit which benefits from a roller shutter door (7.0m x 6.0m) .

Ground Floor	45 sq m	480 sq ft
<b>Total</b>	<b>45 sq m</b>	<b>480 sq ft</b>

#### TERM

The property is being offered on a new license. The license will be subject to two yearly upward only rent reviews.

#### Usage

Class B1 (Business), Class B2 ( General Industry) & Class B8 ( storage and Distribution)

#### RENT

We have been instructed to offer the premise at **£3744 per annum** , subject to contract.

#### SERVICE CHARGE & INSURANCE

There is a service charge of approximately £326.40 per annum with the insurance of approx. £201.60 per annum

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### ADDITIONS

Access to forklift, scissor lift and container loading ramp available to tenants

#### BUSINESS RATES

*Prospective tenants are advised to make their own enquiries with the local authority.*

**ENERGY PERFORMANCE RATING** The property has an EPC rating of E.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through AHC Property Ltd on 01843 220168.

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