



## Property Particulars

### Westwood Business Park, Margate CT9 4JJ

## OFFICE SPACE AVAILABLE ON AN ESTABLISHED BUSINESS PARK TO LET



#### TERM

The property is being offered on a new license. The license will be a minimum of 3 months

#### Usage

Would be ideal as:

- Office
- Workspace
- Art Studio's
- Beauty Salon
- Therapy Room
- Tattoo Studio
- Storage
- Fitness rooms

#### RENT

£500.00 per month

#### SERVICE CHARGE & INSURANCE DEPOSIT

Contribution to insurance £210.00 per annum

#### 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.

**Steve Adams**  
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#### 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

Unique, recently decorated office space, consisting of 3 rooms. Total Size 500sqft.

Viewing Highly Recommended

- Good natural light.
- South facing windows
- 3 Month minimum lease.
- Various uses considered
- Communal areas cleaned weekly (included )