



Strasbourg Street, Westwood Industrial Estate, Margate, Kent, Ct9 4JJ  
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**AHC Property Ltd**  
Commercial & Residential  
Property Specialists

[www.ahcproperty.co.uk](http://www.ahcproperty.co.uk)

## Property Particulars

**Westwood Business Park, Margate CT9 4JJ**

**OFFICE AVAILABLE TO RENT ON AN ESTABLISHED BUSINESS PARK**



### TERM

The property is being offered on a new lease. The lease will be a minimum 12 month

### Usage

Would be ideal as:

- Office
- Workspace

### RENT

£75.00 + vat per week

### SERVICE CHARGE & INSURANCE DEPOSIT

N/A

### 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 Opportunity to take on this space at the heart of Westwood Industrial Estate.

Viewing Highly Recommended

- 3.5m wide \* 4.8m deep
- 177sqft
- Shared reception area
- Windows to front
- Plenty of Room for Expansion
- 12 month minimum lease.