



## 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 6 month

#### Usage

Would be ideal as:

- Office
- Workspace

#### Reference:

- Aspire, Unit J

#### RENT

£368.00 per month + VAT

#### 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 C.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through AHC Property Ltd on 01843 220168.

**Steve Adams**  
[steve@ahcproperty.co.uk](mailto:steve@ahcproperty.co.uk)

#### 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

- 4.3m x 6m
- 280 sqft
- £368.00 per month + VAT
- Onsite CCTV
- Car Parking Available