



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

# Office Pods to Rent

Unit 206 - 213, Westwood  
Business Park, CT9 4JJ



Newly refurbished, multi use work space / unit to rent, just off Margate Road on the on the Westwood Business Park, Westwood Industrial Estate. The unit would be suitable for office space, workspace, workshop or studio space.

The park has a range of different size industrial, Commercial units, Office, Storage and Art Studios. The park is minute from all of the major towns in the area, along with the major Westwood Cross retail shopping park.

Access to high speed internet (Upto 1000 Mbps). Be part of a community, with the privacy of your own office.

### **LOCATION**

The Property is just off Margate Road on Westwood Business Park, on the Westwood Industrial Estate.

The Estate benefits from good local bus services and main roads with easy access. The Park has a range of different sized Industrial, Commercial, Office, Storage Units and Art Studios.

The park is minutes from 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. This particular unit benefits from lots of natural light and commands central place in the hub. on site CCTV and parking

**Size** 58 sqft, 2.7m \* 3m

### **TERM**

The unit is available on a lease, for a minimum of 6 months

### **Usage**

Would be ideal as:

Flexible space for many business uses. Offices, art studio or mixed use

### **RENT**

£170.00 + vat per month

### **Additional costs**

- Wifi access of £20.00 + vat per month
- No deposit, service charge or agent fees

### **BUSINESS RATES**

Eligible for small Business rates relief. subject to conditions.

Prospective tenants should make their own inquiries with the local authority <https://www.thanet.gov.uk/services/business-rates>

Other units available <https://ahcproperty.co.uk/availability/>