

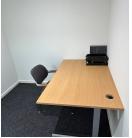
www.ahcproperty.co.uk

Property Particulars

Office Pods to Rent

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









- e Newly refurbished, multi use work space / unit to
 - 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 of 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 Mpbs). 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

<u>TERM</u>

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

<u>Usage</u>

Would be ideal as: Flexible space for many business uses. Offices, art studio or mixed use

<u>RENT</u> £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/

AHC Property Ltd give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 3) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.