



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 / Work Space for Rent at Westwood Business Park, Margate, Kent, CT9 4JJ

Ref: Units 204



### Office / Work Space for Rent at Westwood Business Park, Margate, Kent, CT9 4JJ

#### **Location:**

Just off Margate Road, this prime location offers excellent access to local bus services and is only 2 miles from the nearest train station. A short 5-minute walk takes you to the bustling Westwood Shopping Centre, providing convenience and accessibility for you and your clients.

#### **Amenities:**

- High-speed internet access to keep your business connected.
- Free parking for you and your visitors.
- Monitored CCTV ensuring a secure environment.
- On-site coffee shop for your daily caffeine fix and informal meetings.

#### **Space and Flexibility:**

- Flexible space options suitable for various unit configurations.
- Flexible lease terms available, both short and long-term, to suit your business needs.
- Unit Size: 10 meters x 4 meters (430 square feet).
- Newly refurbished unit with modern amenities.

#### **Additional Options:**

- Various other sizes and styles of units are available to cater to different business needs.
- Some units have access to running water and waste, while others do not, providing versatile options depending on your requirements.

#### **Financials:**

- Rent: £645.00 per month + VAT.
- Eligible for small business rates relief.
- No deposit required.
- No service charge.
- Utilities invoiced monthly according to usage.

#### **Community:**

- Become part of a thriving business community at Westwood Business Park, where networking and collaboration opportunities abound.
- Other businesses on site that might be of interest include a gym, martial arts studio, artists and sculptors, hairdressers, sun beds, makeup artists, an on-line marketing company, various charities, plumbers, electricians, and wholesale suppliers, to name but a few.

This office space at Westwood Business Park offers a combination of flexibility, convenience, and afford ability, making it an ideal location for your business. Contact us today to arrange a viewing and discuss how we can meet your business requirements.