



Leigh Road, Ramsgate
Asking Price: £495,000

Leigh Road

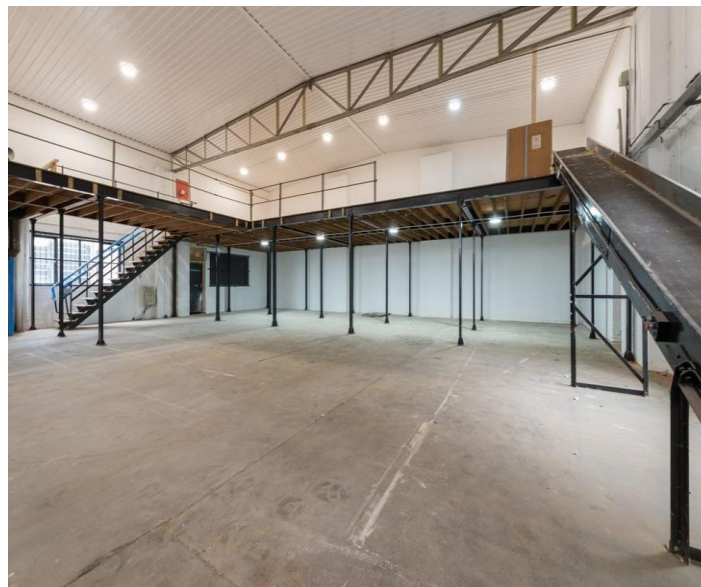
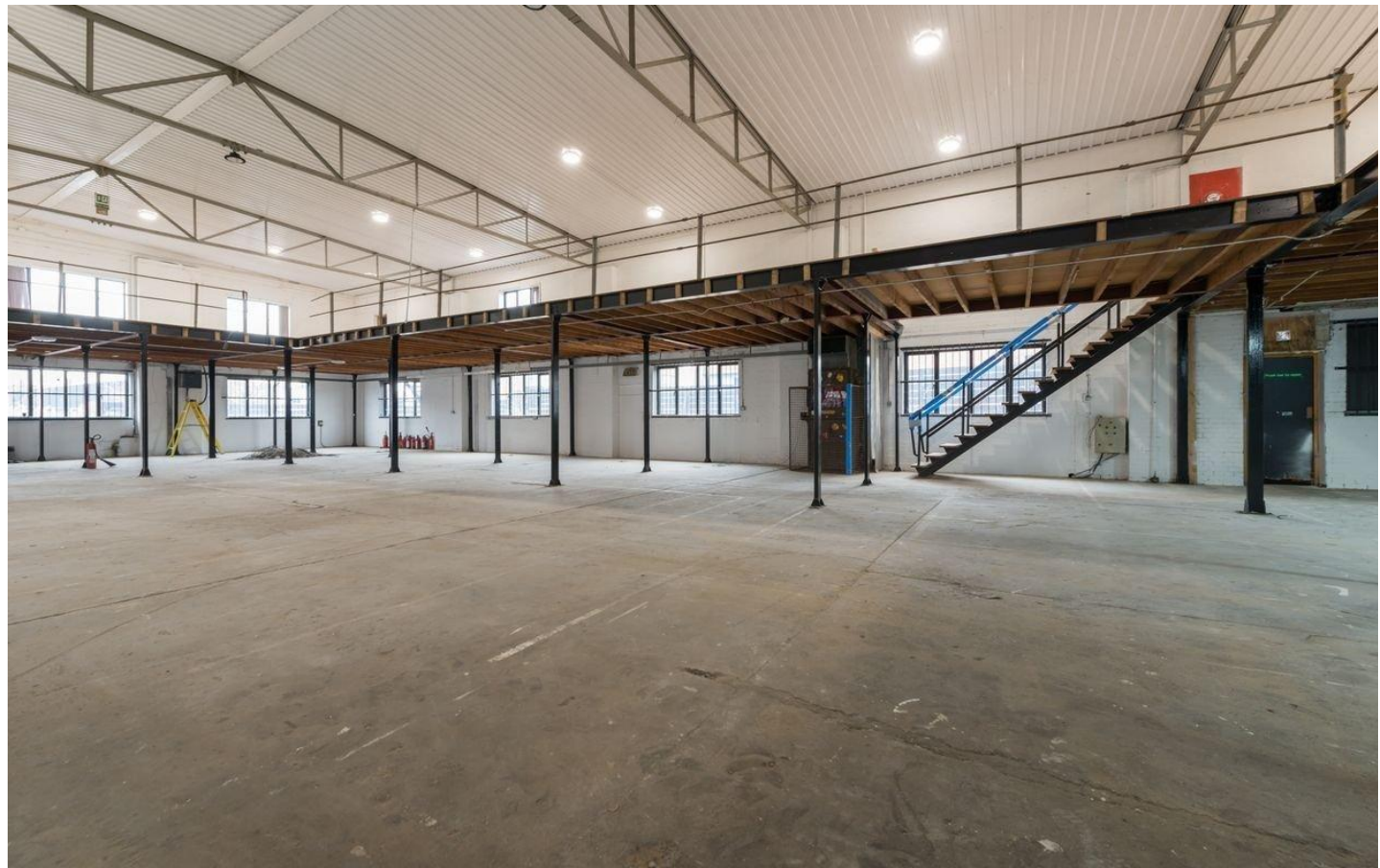
Ramsgate

7,500 Sq.Ft Light Industrial Unit!

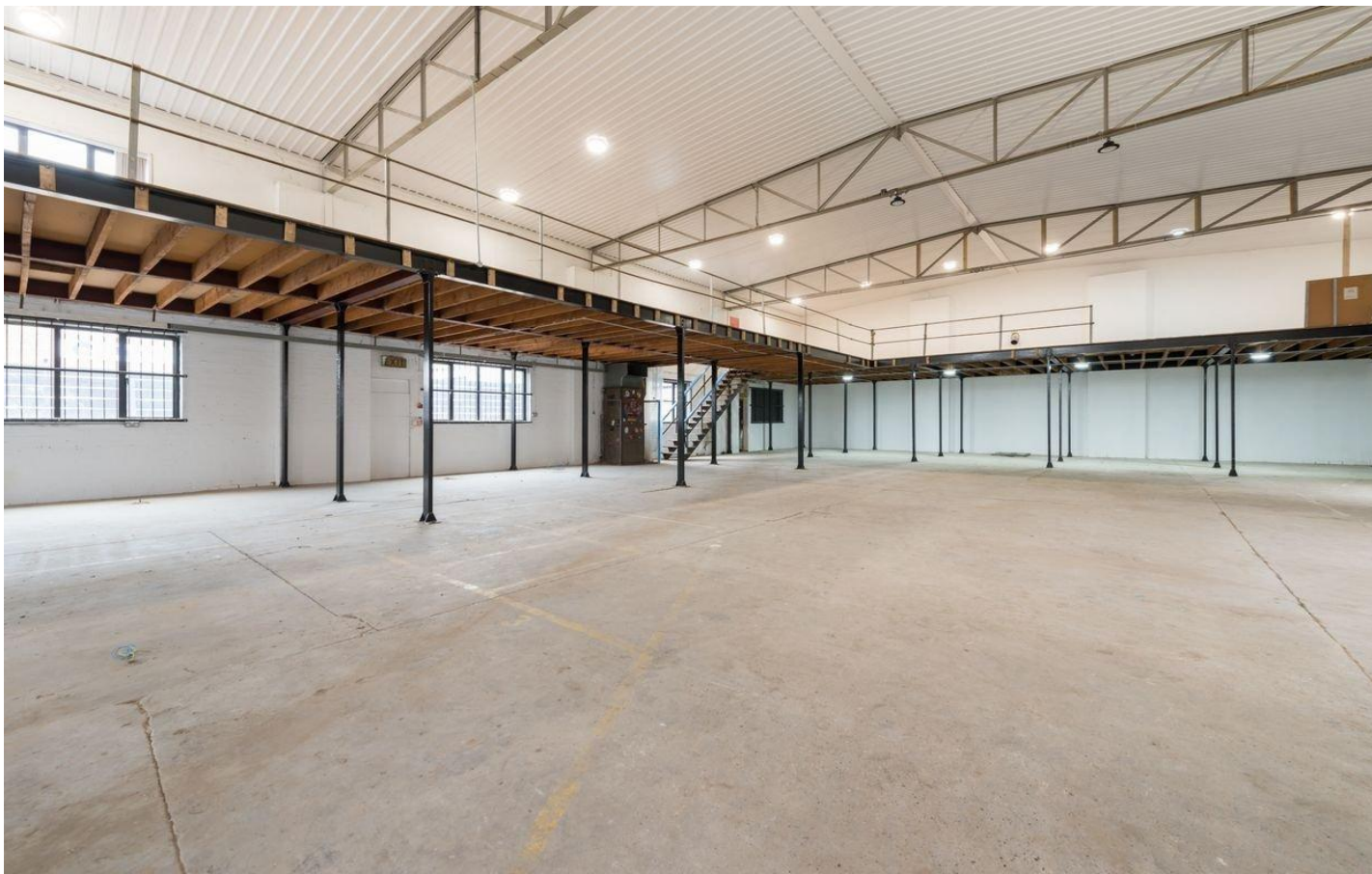
Miles and Barr Commercial are delighted to be assisting with the marketing of this ground floor industrial unit on the popular Leigh Road. The unit comprises of a ground floor industrial area (464sqm) and an upstairs mezzanine floor (232 sqm) around the perimeter allowing full ceiling height for the central half of the unit.

Alongside the unit, the property also benefits from a large yard area to the left hand side of the unit, perfect for storage. The unit also has metal gates surrounding the outside of the property for added security.

The property also has the benefit of parking to the front, a recently replaced roof just two years ago, and recently newly fitted windows through the unit.



- 7,500 Sq. Ft
- High Ceiling Height
- Metal Gates For Added Security
- Recently Replaced Roof



Ground Floor

49'6" x 53'3" (15.1m x 16.23m)

First Floor Mezzanine

65'7" x 32'10" (20m x 10m)

Ground Floor Part Two

46' x 53' (14.02m x 16.15m)





Miles & Barr

1 The Links, Herne Bay, Kent – CT6 7GQ

01227 499500

commercial@milesandbarr.co.uk

www.milesandbarr.co.uk

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. If an offer is accepted on a property marketed by Miles & Barr, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.