

Unit 35, John Wilson Business Park

Reeves Way, Whitstable, Kent CT5 3QT



- Situated on Established Business Park
- Air Conditioned First Floor Offices
- Easy Access to the A299 Thanet Way
- Rare Opportunity to Acquire a Freehold

INDUSTRIAL UNIT
FOR SALE | TO LET
248.2 m² to (2,672 sq ft) approx.

Location

The property is located on the John Wilson Business Park, an established trading hub positioned on the outskirts of Whitstable on the north coast of East Kent, around 8 miles north of Canterbury.

The estate benefits from excellent road connections, being a short distance from the A2990 (Thanet Way).

Description

The property comprises an industrial/ warehouse unit of steel portal frame construction, having profile steel sheet cladding beneath a pitched profile steel sheet roof incorporating translucent panels, which has been adapted by the installation of a full cover mezzanine floor.

It is arranged as a ground floor warehouse below a mix of cellular and open plan offices which incorporate staff areas, a kitchen, and toilets.

It is finished to a modern specification having a concrete floor, 3phase (100 Amp) electricity supply and air conditioning, accessed via a pedestrian entrance and half height electric roller shutter door.

Externally, the unit benefits from parking and loading on the forecourt to the front.

The property is currently interconnected with the adjoining unit for which the works to split would be undertaken on agreement of any sale.

Accommodation

The property has the following approx. floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	139.4	1,501
Mezzanine	Offices	108.8	1,172
Total		248.2	2,672

Terms

We are instructed to sell the freehold interest (Title K679740) in the property with vacant possession.

Our client would also let the property by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Price

Our clients are seeking offers from £250,000 on an unconditional basis.

Rent

Our clients are seeking a rent of £20,000 per annum (exc).

Estate Charge

There is an estate charge payable for the upkeep and maintenance of the communal areas.

Business Rates

The property has been assessed as follows:

Warehouse & Premises: £18,500

EPC

The property has been assessed within Band C (65).

VAT

The property is elected for Value Added Tax (VAT) which will be charged at the prevailing rate.

Legal Costs

Each party are to bear their own legal and professional costs.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Purchaser/ Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers and Tenants. Therefore, all offers will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281



sibleypares.co.uk





AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING