



TO LET

REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

WEST INDUSTRIAL PARK, SEA STREET, HERNE BAY

**WEST INDUSTRIAL PARK,
SEA STREET, HERNE BAY,
KENT, CT6 8JZ**

**Modern Industrial/Warehouse
Unit**

TO LET

**512.06 m²
(5,512 sq ft)**

- **Situated on Established Industrial Estate**
- **Electric Roller Shutter Doors**
- **24/7 Access**
- **Recently Refurbished**
- **Ultrafast Fibre Broadband**

**Viewings strictly by appointment via
sole agents:**

**William Hinckley or Kathreen
Robertson**

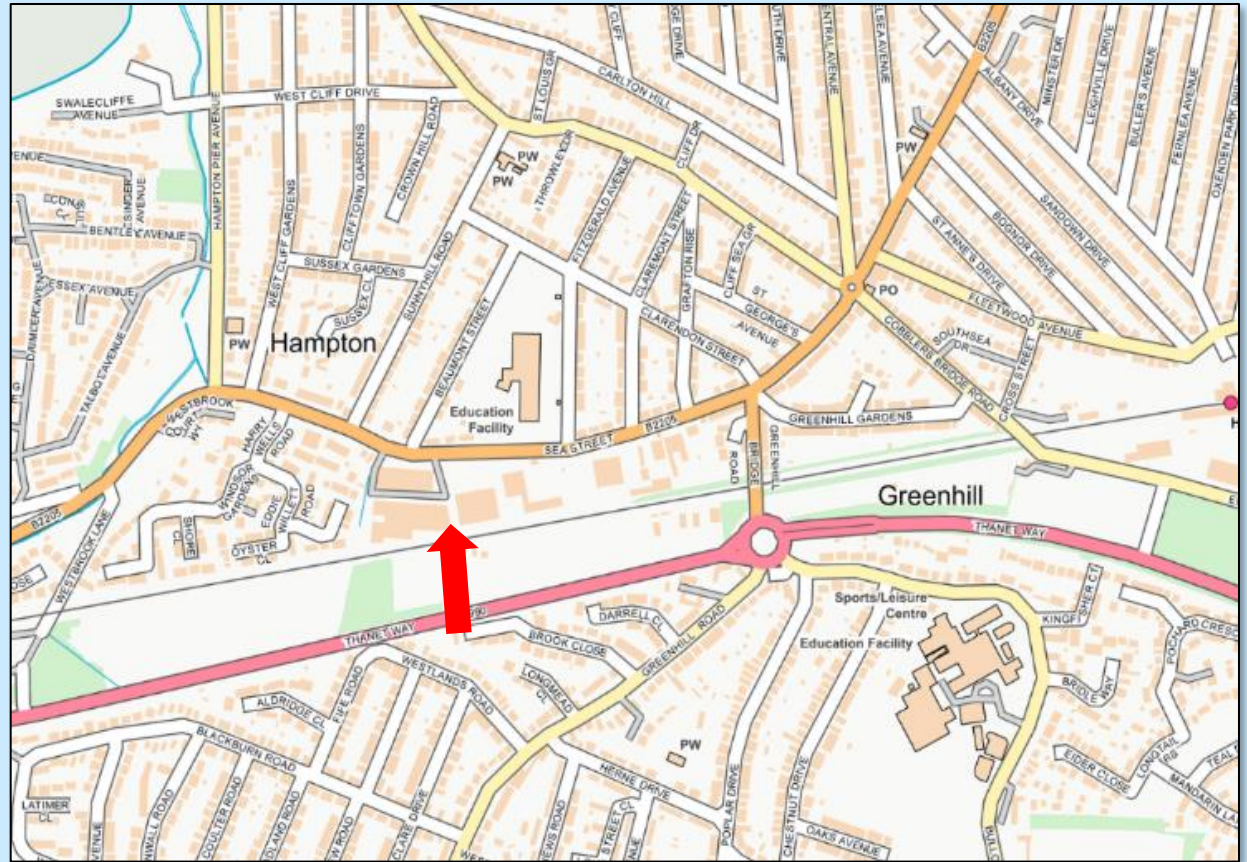
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btf

LOCATION

West Industrial Park is found to the south side of Sea Street, approx. 1.4 miles off the A299 Thanet Way dual carriageway, which connects to the M2 and national motorway network.

Herne Bay railway station is within 0.8 miles providing easy access to London St Pancras International. The Industrial Park is bordered by a railway line to the south and mostly industrial buildings surrounding. Nearby occupiers include City Electrical Factors, Build Base, and Jewson's Builders Merchants.



UNIT 2 WEST INDUSTRIAL PARK

DESCRIPTION

This recently refurbished industrial unit provides a high-quality workspace designed to meet a variety of operational needs. The unit features a newly painted concrete floor, an electrically operated roller shutter door and office/mezzanine space on the first floor.

ACCOMMODATION

The property has the following approximate floor area (GIA):

Floor	Accommodation	m ²	sq ft
Ground	Warehouse		3,966
First	Offices/Mezzanine		1,546
Total			5,512

CAR PARKING

Ample on-site parking available.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £46,852 per annum (exclusive of rates, service charge and VAT).

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

SERVICE CHARGE

A service charge is payable in relation to the upkeep of the communal estate. Full details available on request.

UTILITIES

The Tenant will be responsible for all utilities consumed at the premises.

BUSINESS RATES

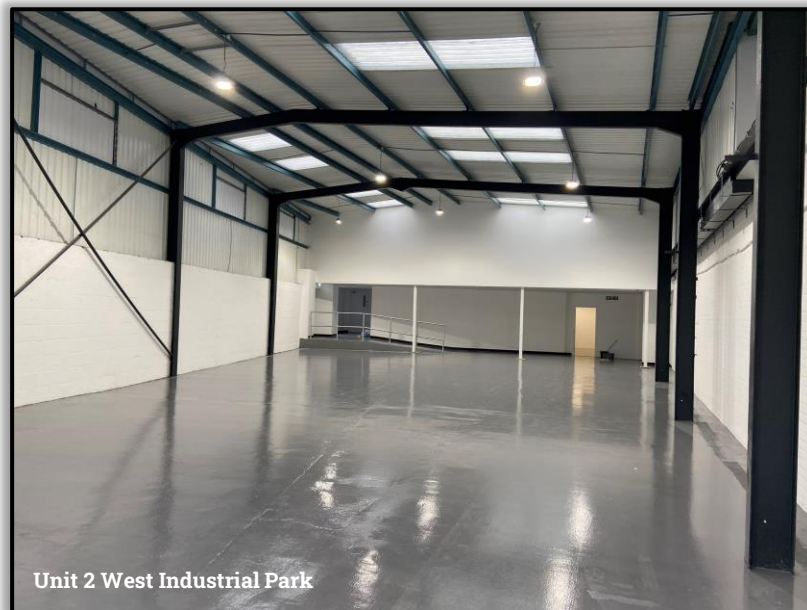
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) of the property being as follows:

Workshop and Premises - £39,250

The current UBR is 49.9p. Tenants may be eligible for small business rates relief but are advised to confirm this with VOA website or the local authority.

EPC

The property is currently assessed within band C (72), full details and copy of certificate available upon request.



Unit 2 West Industrial Park



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Will Giles
William Hinckley
Kathreen Robertson
01227 763663

Details amended May 2025