



TWO INDUSTRIAL/WAREHOUSING UNITS

2,050sqft – 4,100 sqft
(190.5 sqm – 381.0 sqm)

TO LET / FOR SALE

**103 & 104, JOSEPH WILSON INDUSTRIAL ESTATE,
MILLSTROOD WAY, WHITSTABLE, KENT. CT5 3SN**

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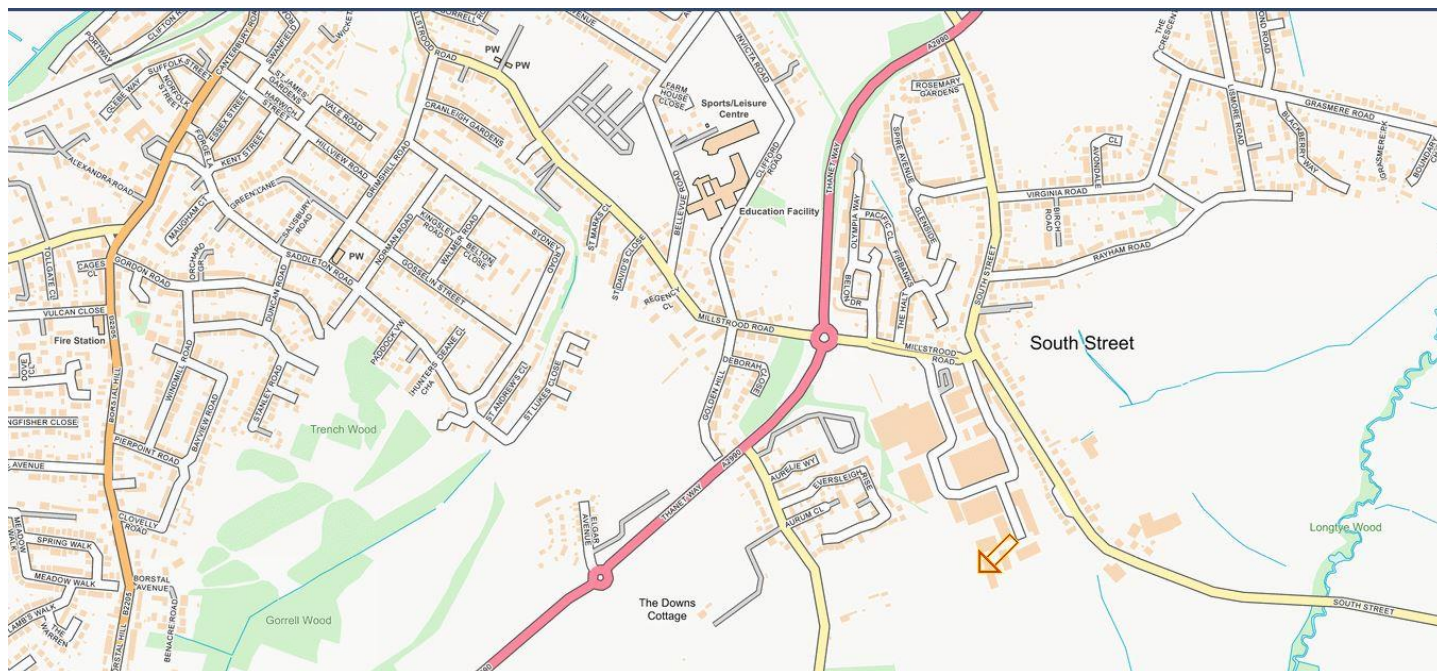
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The units are situated on the recently developed extension of the Joseph Wilson Industrial Estate.

The Joseph Wilson Industrial Estate is situated behind the Tesco Superstore just off Millstrood Road and close to the Thanet Way.

It has good access to Whitstable and Herne Bay, and fast links via the A299 (new Thanet Way) to the M2, Canterbury, Faversham, Sittingbourne the M25 and London.



DESCRIPTION:

Units 103 and 104 are two new adjacent mid terrace units each constructed with a steel frame having a mono pitch roof gently sloping from front to rear and clad with insulated steel panelling. At the front is an insulated up and over electric shutter door 9' wide x 14' high (2.7m x 4.5m) however the position of the first floor restricts this to a height of 9' (2.7m). There is a separate personnel door 3' 3" (1.0m) wide.

Internally each unit has two floors finished to a shell specification with internal painted walls. The ground floor has a full suspended ceiling with a headroom of 9' (2.7m) and at the rear a disabled WC and kitchenette. The floor is concrete with a floor loading of 5kN/m2.

A staircase leads to the first floor. The first floor has an approximate height at the front of 12' 6" (3.8m) and at the rear 8' 6" (2.6m).

To the front is parking for three vehicles per unit together with an electric car charging point and there is communal cycle storage.

Unit 105 was also available but has now been let.

ACCOMMODATION:

All areas gross internal and approximate.

Each unit has the approximate areas:

Ground floor:	1,025 sqft	(95.25 sqm)
First Floor:	<u>1,025 sqft</u>	<u>(95.25 sqm)</u>
TOTAL PER UNIT:	2,050 sqft	(190.5 sqm)

3 car spaces.

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SERVICES:

Mains 3 phase electricity
Mains water
Mains drainage
BT fibre to each unit.

ESTATE MANAGEMENT CHARGE:

There will be an Estate Management Charge to cover costs incurred in maintaining and managing the communal parts of the Estate. Details of the first Management Charge budget is awaited.

PLANNING & BUILDING REGULATIONS:

Planning was granted for light industrial uses, Class E, The units are new and have not yet been occupied. It is the responsibility of the applicant to satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of the letting.

BUSINESS RATES:

The Business Rates for 104 have been assessed as £14,750, however the assessment for 103 has not yet appeared on the Government Business Rates website.

The Uniform Business Rate multiplier is 49.9p in the £.

Business Rates payable: £7,360.25

Potential applicants are advised to check with the Local Rating Authority Canterbury City Council (01227 862000) regarding rating or to check the above applies to the unit.

EPC:

<u>Unit</u>	<u>Band</u>	<u>Rating</u>
103	B	30
104	B	31

The EPC's for this property can be downloaded from Government or Harrisons websites.

RENT:

£15,000 per annum per unit, payable quarterly in advance.

LEASE TERMS:

New lease for a term to be agreed on tenants full repairing and insuring terms. The lease will not provide security of tenure.

SALE OF LONG LEASE/ 'VIRTUAL FREEHOLD':

Offers in excess of £225,000 per unit for the 999 year lease from 2022.
No Ground Rent.

VAT:

VAT is payable in addition to the rent, sale price and any other charges.

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LEGAL COSTS:

Each party to meet their own legal costs.

VIEWING:

Mr Jeremy Wilton
01634 265900
jwilton@harrisons.property

Ref: 29/11/24 / PP / 775



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Springfield Rag Room, Mill Lane, Maidstone, Kent ME14 1GU
info@harrisons.property | T: 01634 265900 | F: 01634 265930

