



**TO LET**  
**RANGE OF INDUSTRIAL/WAREHOUSE UNITS**

**TELEGRAPH HILL INDUSTRIAL ESTATE, MINSTER**

**Telegraph Hill Industrial Estate  
Laundry Road  
Minster, Ramsgate  
Kent  
CT12 4HY**

**Range of Industrial/Warehouse  
Units**

**TO LET**

**250.8 – 1,055 m<sup>2</sup>  
(2,700 – 11,366 sq ft)**

- **Established Industrial Estate**
- **Ample On-Site Car Parking**
- **24/7 Access**

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

**William Giles or  
William Hinckley  
01227 763663**

**btf**

**LOCATION**

The property is located on the popular Telegraph Hill Industrial Estate which comprises a range of both offices and industrial units. The estate is a short distance from the Minster/Manston roundabout services and the A299 dual carriageway, giving it excellent connections to Ramsgate (6 miles), Canterbury (12 miles), Dover (20 miles) and the M2 and M20 motorways.

Minster and Thanet Parkway station provide access to the High Speed 1 services to London via Ashford International with journey times of approximately one and a half hours.



## UNIT 4 TELEGRAPH HILL

### DESCRIPTION

The property comprises a mid-terrace single storey industrial/warehouse unit. The units benefits from both personnel door and roller shutter door access. There are ancillary offices, a kitchenette and toilet facilities within the unit.

### ACCOMMODATION

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

Floor	Accommodation	m <sup>2</sup>	sq ft
Ground	Workshop & premises	266.3	2,866

### RENT

Our clients are seeking a rent of **£22,930 per annum** (exclusive of rates, service charge and VAT).



### TERMS

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

### 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 from April 2026 being as follows:

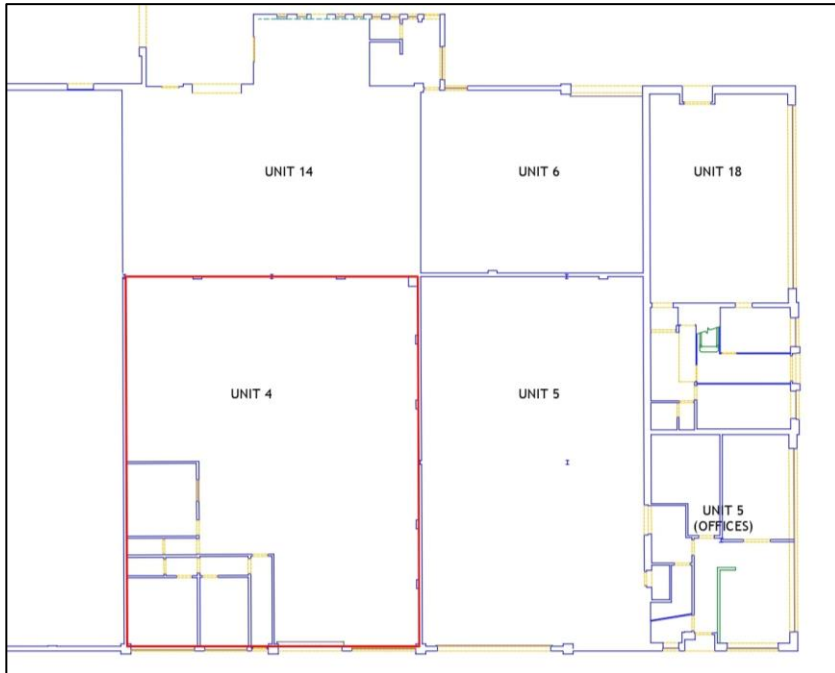
#### Workshop and Premises - £22,750

From April 2026 the UBR will be 43.2p. 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 D (96), full details and copy of certificate available upon request.

### FLOOR PLAN (Not to Scale)



Unit 4



Unit 4

## UNIT 20 TELEGRAPH HILL

### DESCRIPTION

The property comprises a mid-terrace single storey industrial/warehouse unit. The units benefits from both personnel door and roller shutter door access and demised wc facilities.

### ACCOMMODATION

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

Floor	Accommodation	m <sup>2</sup>	sq ft
Ground	Workshop & premises	251	2,700

### RENT

Our clients are seeking a rent of **£21,600 per annum** (exclusive of rates, service charge and VAT).



### TERMS

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

### 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. The Rateable Value (RV) for the property is currently included in an assessment for the whole building and will need to be reassessed.

The UBR multiplier for the year 2026/2027 is 43.2p. Further details available from the agent or the VOA website.

**EPC**

The EPC for this property is currently being reassessed.



## UNIT 21-22 TELEGRAPH HILL

### DESCRIPTION

The property comprises a end-terrace single storey industrial/warehouse unit. The units benefits from both personnel door and roller shutter door access. There are ancillary offices, a kitchen and toilet facilities within the unit.

### ACCOMMODATION

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

Floor	Accommodation	m <sup>2</sup>	sq ft
Ground	Workshop & premises	539	5,800

### RENT

Our clients are seeking a rent of **£43,500 per annum** (exclusive of rates, service charge and VAT).



### TERMS

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

### 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. The Rateable Value (RV) for the property is currently included in an assessment for the whole building and will need to be reassessed.

The UBR multiplier for the year 2026/2027 is 43.2p. Further details available from the agent or the VOA website.

**EPC**

The EPC for this property is currently being reassessed.





#### **LEGAL COSTS**

The Tenant will be required to contribute an administration fee of £850 plus VAT in order to proceed to legal documentation.

#### **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  
**01227 763663**

Details amended March 2026



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.