



TO LET
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

120.5 – 1,446 m²

(1,297 – 15,565 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 ²	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 being as follows:

Workshop and Premises - £17,250

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 D (96), full details and copy of certificate available upon request.



Unit 4 Telegraph Hill

UNIT 20-22 TELEGRAPH HILL

DESCRIPTION

The property comprises an industrial/ warehouse unit having a steel frame with a concrete floor and full height loading door and demised toilet facilities. The unit has the following amenities:

- 2x Loading doors
- Three Phase Power
- Lighting

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Ground	Warehouse	800.8	8,620

RENT

Our clients are seeking a rent of **£64,650 per annum**, which excludes service charge contribution, broadband charges, business rates, electricity costs and VAT (if applicable).

TERMS

The property is available to let on a new effective 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) from April 2023 being:

Factory and Premises - £46,250

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

EPC

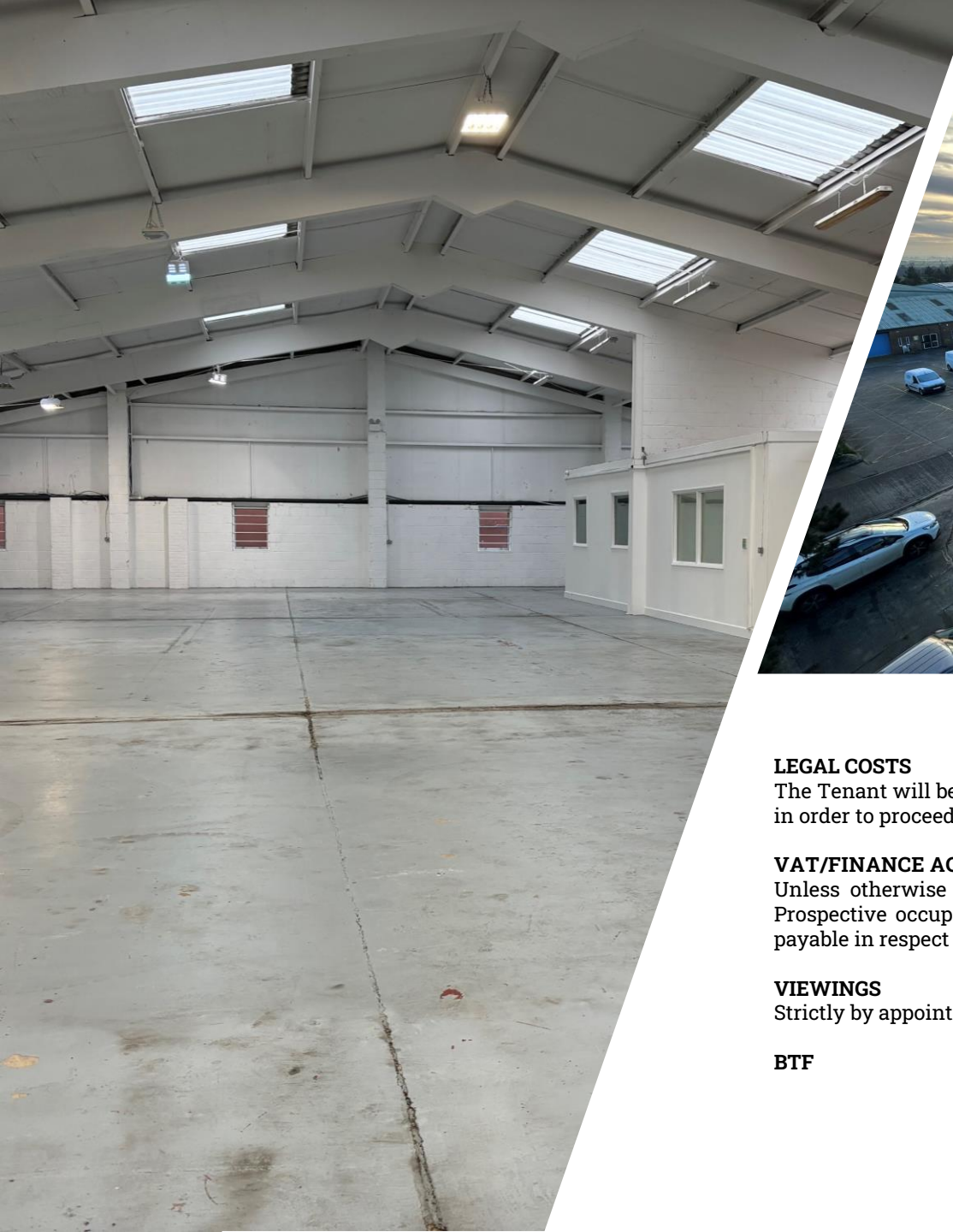
The property is currently assessed within band D (79), full details and copy of certificate available upon request.

CAR PARKING

Ample on-site parking is available.



Unit 20-22 Telegraph Hill



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



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.