



TO LET
WAREHOUSE WITH LARGE YARD AREA

Tyler Way, Whitstable

**Tyler Way,
Whitstable,
CT5 2RS**

**Large Warehouse Unit with Yard
Area on Secure Site.**

TO LET
1,958.4 m² (21,081 sq ft)

- **Suitable for a wide range of uses**
- **Popular Industrial Location**
- **High Eaves Height**

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

BTF
William Giles
01227 763663

or

Core Commercial
Neil Mason
01892 834483



LOCATION

The property is located between the popular towns of Whitstable and Herne Bay on the North coast of East Kent, and around 8 miles North of Canterbury.

The A299 is a short distance away which connects to the M2 motorway and the A2 to the south and the Thanet towns of Margate and Ramsgate to the east.

Chestfield & Swalecliffe railway station is less than a mile from the property providing services to Ramsgate, London, and the north Kent towns.

DESCRIPTION

The property comprises a large detached steel portal frame warehouse with offices and staff facilities. The unit is arranged to provide two interconnecting workshops each benefitting from two roller shutter doors. The rear larger workshop has an eaves height of approximately 8.5m and is fitted with a steel lifting gantry (untested).

At the rear of the unit is a two-storey extension providing additional storage on the ground floor and first floor office accommodation. There is a large staff kitchen area and toilet facilities on the ground floor.

The property is accessed via a shared gated entrance and a yard area of approximately 0.6 Acres can be allocated to the unit, subject to conditions.

The unit benefits from:

- 3 Phase Electricity
- Concrete Flooring
- 4 Roller Shutter Doors
- Allocated Yard Area

ACCOMMODATION

The property has the following floor areas (NIA):

Floor	Accommodation	m ²	sq ft
Ground	Warehouse	1,713.1	18,440
First	Store and Offices	245.3	2,641
Total		1,958.4	21,081

TERMS

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

RENT

£115,000 per annum exclusive.

DEPOSIT

The landlord reserves the right to request a deposit which will be held by the landlord for the duration of the term.

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 - £127,000

The current UBR is 55.5p. Further details are available from the agent or the VOA website.

EPC

Full copy of EPC Certificate is available upon request. The property is currently assessed within band D (85).

**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 Joint Agents:

BTF**Core Commercial**

William Giles
01227 763663

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01892 834483



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