



GOODS INWARD →

CAUTION  
WHEEL  
LOADS

**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 m<sup>2</sup> (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):

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

## **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 2026 being:

**Factory and Premises - £153,000**

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**

Neil Mason  
**01892 834483**



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.