



FOR SALE

INDUSTRIAL UNIT ON ESTABLISHED ESTATE

UNIT 4 CRYSTAL BUSINESS CENTRE, SANDWICH

Unit 4
Crystal Business Centre
Sandwich
Kent, CT13 9QX

**Industrial Unit with Mezzanine
on Popular Established Estate**

FOR SALE

156.8m² (1,688 sq ft)

- **Loading Bay/Parking Area**
- **Ancillary Office**
- **3 Phase Electric Supply**

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

William Hinckley or Will Giles
01227 763663



LOCATION

Sandwich is a medieval town in south-east England, being one of the Cinque Ports. It remains a popular, thriving and prosperous town, with access to a wide range of shops, schools, cultural and sporting attractions nearby, including Royal St George's, Princes and Royal Cinque Ports golf courses.

The town is located in the Dover District and connects to Canterbury, around 13 miles west, via the A257 and to Dover, around 13 miles south via the A256, both of which connect with the M2 Motorway. The local station also offers High Speed rail connections to central London.

The property is situated on Crystal Business Centre on Sandwich Industrial Estate, being an established commercial location situated near both Discovery Park and Sandwich Town Centre.

DESCRIPTION

The property comprises an end of terrace industrial unit with mezzanine store. The unit is accessed via both a roller shutter and personnel door which leads to a ground floor office with kitchenette and W.C. facilities. There is an area to the front of the unit for parking and loading/unloading.

The unit is finished to a good standard and benefits from:

- 6m Eaves approx.
- Full Height Loading Door.
- Partial Mezzanine
- Loading / Parking Area
- 3 Phase Electric Supply

ACCOMODATION

The property has the following approximate floor areas (GIA);

Floor	Accommodation	m ²	sq ft
Ground	Workshop and Office	115	1,238
First	Mezzanine	41.8	450
Total		156.8	1,688

PROPOSITION & TERMS

The freehold interest in the property is offered for sale with vacant possession on completion.

Our client is seeking offers in the region of £150,000

BUSINESS RATES

The current Rateable Value (RV) for this property is shown on the Valuation Office website as follows:

Workshop and Premises - £9,200

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 E (101). Further details and a copy of the certificate available from the agents.



PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

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 purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

William Hinckley
Will Giles
01227 763663

Details updated April 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.