



FOR SALE

SINGLE STOREY INDUSTRIAL/WAREHOUSE UNIT

UNIT 9 CRYSTAL BUSINESS CENTRE, SANDWICH

**Unit 9 Crystal Business Centre,
Sandwich Industrial Estate,
Sandwich**

Kent CT13 9QX

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

FOR SALE

241.5m² (2,599 sq ft)

- **6m Eaves**
- **Full Height Loading Door**
- **Forecourt/Parking Area**
- **Ancillary Office**
- **3 Phase Electricity**

OFFERS IN REGION OF £170,000

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

**Will Giles or
William Hinckley
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, in an established commercial location close to both Discovery Park and Sandwich Town Centre.

DESCRIPTION

The property comprises a single storey industrial unit having a steel frame and corrugated steel sheet cladding. The unit has a power floated concrete floor with a full height loading and personnel door at the front with an office, kitchenette and WC facilities on the ground floor and a steel framed mezzanine providing useful additional storage. The unit is finished to a good standard and benefits from:

- 6m eaves approx.
- Full height loading door.
- Steel frame mezzanine
- Forecourt Loading/parking area
- 3 phase electric supply

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Ground	Workshop and Office	126.0	1,351
Mezzanine	Stores	115.5	1,243
Total		241.5	2,599

PROPOSITION & TERMS

Our clients are seeking offers in the region of £170,000 for the sale of the freehold interest in the property with vacant possession on completion.

BUSINESS RATES

The occupier will be responsible for the payment of business rates, with the Rateable Value (RV) of the property being as follows:

Workshop and Premises - £9,700

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 (86). Further details and a copy of the certificate are 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

Will Giles
William Hinckley
01227 763663

Details amended October 2025



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.