



TO LET

5,800 Sq Ft

- *STEPPED RENT INCENTIVE* UNIT 21-22 - 5,800 SQ FT YEAR 1: £37,700 pax (£6.5 psf), YEAR 2: £43,500 pax (£7.5 psf), YEAR 3: £49,300 pax (£8.5 psf)
- THREE PHASE POWER
- RECEPTION AND STAFF AREA
- 6 PARKING SPACES
- LIGHTING
- LOADING DOOR

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



UNIT 21 & 22, TELEGRAPH HILL INDUSTRIAL ESTATE, LAUNDRY ROAD, MINSTER, RAMSGATE, KENT, CT12 4HY

Stepped rent incentive available, with rent from **£37,700 per annum exclusive (£6.50 psf)** in Year 1. Units 21 & 22 comprise a substantial **single-storey industrial / warehouse unit** extending to approximately **5,800 sq ft (539 sq m)**, offering practical open-plan accommodation within the established Telegraph Hill Industrial Estate.

The property is of **steel frame construction** with a **concrete floor** and a **full-height loading door**. The unit also benefits from **offices, kitchen and toilet facilities** on the ground and first floors, together with **three phase power, lighting, a reception and staff area, and 6 parking spaces**.

The estate is well positioned close to the **Minster/Manston roundabout**, the **A299 dual carriageway**, and the wider motorway network, making the property suitable for a range of industrial, storage and operational occupiers.

Location

The property is located on the popular **Telegraph Hill Industrial Estate, Laundry Road, Minster, Ramsgate**. It is a short distance from the **Minster/Manston roundabout** and the **A299 dual carriageway**, providing excellent road connections to **Ramsgate (6 miles)**, **Canterbury (12 miles)**, **Dover (20 miles)** and the **M2 / M20 motorways**.

Minster and **Thanet Parkway** stations provide access to **High Speed 1 services to London via Ashford International**, with journey times of approximately **1.5 hours**. The Rightmove page also lists **Minster Station** at approximately **0.9 miles** from the property.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property has the following approximate floor area:

Units 21 & 22: 5,800 sq ft (539 sq m)

VAT

VAT may be applicable.

Planning Information

The property is considered suitable for a range of industrial, warehouse and ancillary uses, subject to the necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Service Charge

Further information is available upon request.

Additional Information

Rent

Year 1: £37,700 per annum exclusive (£6.50 psf)

Year 2: £43,500 per annum exclusive (£7.50 psf)

Year 3: £49,300 per annum exclusive (£8.50 psf)

Viewing

Strictly by appointment through Petchey.

Nick Brown

nbrown@petchey.co.uk

