

TO LET

1,297 Sq Ft

- Loading door
- Ancillary office accommodation
- Reception and staff area
- Lighting
- Ample estate parking



020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 12, TELEGRAPH HILL INDUSTRIAL ESTATE, LAUNDRY ROAD, MINSTER, RAMSGATE, KENT, CT12 4HY

Unit 12 comprises a single-storey industrial / warehouse unit extending to approximately **1,297 sq ft (120 sq m)**. The property provides practical warehouse / storage space together with **ancillary office accommodation**, making it suitable for a range of industrial, storage and business uses.

The unit is of steel frame construction with a concrete floor and benefits from a **full height loading door, reception and staff area, lighting, and ample estate parking**. The accommodation also includes **kitchen and toilet facilities** on the ground and first floors.

The property is situated on the established **Telegraph Hill Industrial Estate** in Minster, with convenient access to the **A299 dual carriageway**, Ramsgate, Canterbury, Dover, and the wider motorway network.

Location

The property is located on **Telegraph Hill Industrial Estate, Laundry Road, Minster, Ramsgate, Kent, CT12 4HY**. The estate is a short distance from the **Minster/Manston roundabout** and the **A299**, providing excellent road links to **Ramsgate (6 miles), Canterbury (12 miles), Dover (20 miles)**, and the **M2 / M20 motorways**.

Rail connections are available via **Minster Station**, approximately **0.9 miles** away, with access to High Speed services to London via Ashford International.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property has the following approximate floor area:

Unit 12: 1,297 sq ft (120 sq m)

VAT

VAT may be applicable.

Service Charge

Further information is available upon request.

Additional Information

Rent

£12,948 per annum exclusive
Equivalent to **£1,079 per calendar month / £9.98 per sq ft**.

Viewing

Strictly by appointment through Petchey.

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