



Terence Painter

ESTATE AGENTS

- Light Industrial & Office Unit To Let
- Ground Floor Storage of Approx. 72m<sup>2</sup> (774sqft)
- First Floor Offices/Show Room & Storage of Approx. 55m<sup>2</sup> (593sqft)
- Located on Private Business Park
- Parking for up to Three Vehicles
- Roller Shutter Delivery & Personal Door Access
- Kitchenette & W.C.
- New FRI Commercial Lease
- £10,800 per Annum Rental



Unit 13, Crystal Business Centre, Sandwich Industrial Estate, Sandwich, Kent.  
CT139QX.

Leasehold Per Annum Rental

£10,800

## Location

Crystal Business Park is located within the Sandwich Industrial Estate on the outskirts of Sandwich with easy access to Dover, Ramsgate & Canterbury and all major road connections.

## The Unit

Steel-framed light industrial commercial unit currently arranged as storage on the ground floor and offices/show rooms on the first floor mezzanine level.

## Ground Floor

### Entrance

Access to the unit is via steel roller shutter and steel pedestrian access doors.

### Pedestrian Access & Storage Area

6.43m x 3.58m max narrowing to 3m (21' 1" x 11' 9" > 9' 10") Steel pedestrian door with internal steel security gate. Window to front with internal security bars. Strip lighting. Concrete flooring. Electric meter and water stop-cock. Stairs leading to first floor mezzanine level. Open to further storage area and kitchenette. Door to W.C.

### W.C.

Fitted with low level W.C. and wash hand basin. Concrete flooring.

### Storage Area & Kitchenette

7.23m x 4.01m (23' 9" x 13' 2") Window to side with internal security bars. Concrete flooring. Kitchenette area with range of fitted cupboards and stainless steel sink inset to work surface area. Open to:

## Delivery Access Bay & Storage Area

6.41m x 2.80m widening to 3.23m (21' 0" x 9' 2" < 10' 7") Steel roller shutter door approx. 3m high x 2.8m wide (9' 10" x 9' 2") leading to delivery bay with fitted shelving. Concrete flooring and strip lighting.

## First Floor

### Landing

### Central Office/Show Room

5.47m x 3.59m max (17' 11" x 11' 9" max) Carpet flooring. With ceiling lights and access to three further offices/rooms.

### Office & Store Room

Overall measurement of 5.46m x 3.58m (17' 11" x 11' 9"). Carpet and laminate flooring. Window overlooking central office.

### Office

3.30m x 2.81m narrowing to 1.62m (10' 10" x 9' 3" > 5' 4") Carpet flooring. Ceiling lights. Glazed doors overlooking central office.

### Office/Store Room

3.15m x 1.57m (10' 4" x 5' 2") Carpet flooring. Ceiling lights. Glazed doors overlooking central office.

**Unit 13, Crystal Business Centre, Sandwich Industrial Estate, Sandwich, Kent. CT139QX. Per Annum Rental £10,800**

## Parking

There is private parking and delivery access at the front of the building for up to three vehicles.

## Lease Terms

The Landlords are offering a new Full Repairing & Insuring Lease for a minimum term of three years.

The Landlords are seeking a rent of £900 per calendar month (£10,800 per annum) exclusive of Business Rates, Insurance, utilities & Estate Management Service Charges.

We understand that the rent does not attract any VAT.

Internal non-structural alterations are permitted, subject to Landlords approval.

Restrictions: No motor trade, motor repairs or joinery workshop use.

## Services

We understand the premises benefits from a 3-phase electrical supply and mains water. No gas.

## Business Rates

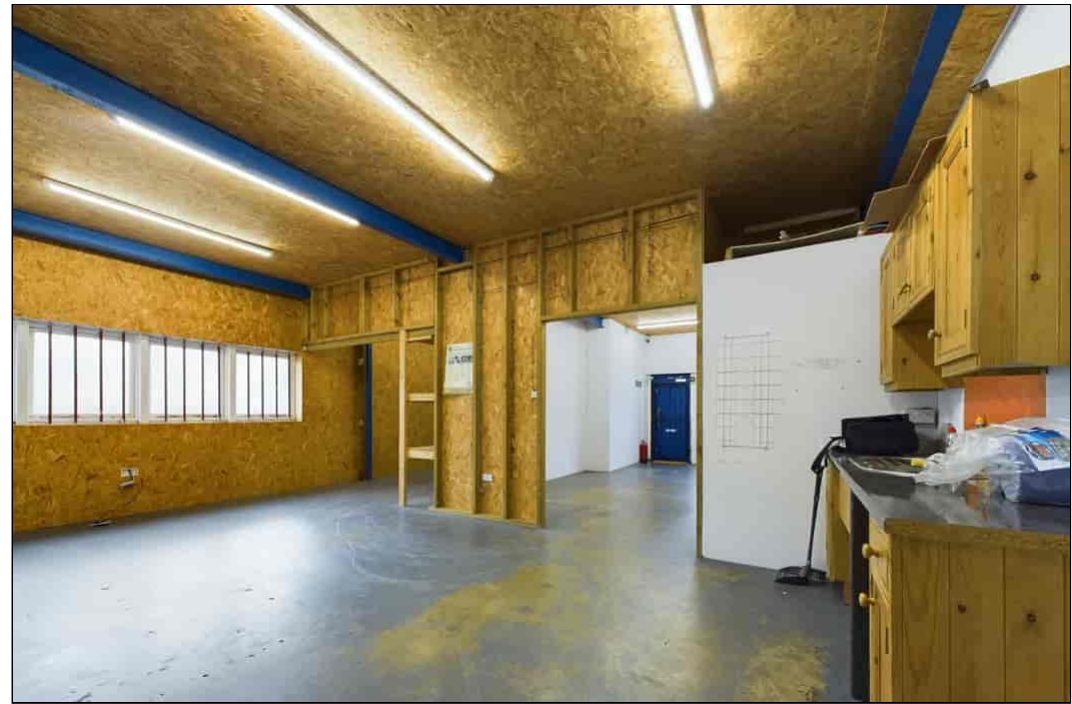
The current Rateable Value is £6,800.

## Estate Management Service Charges

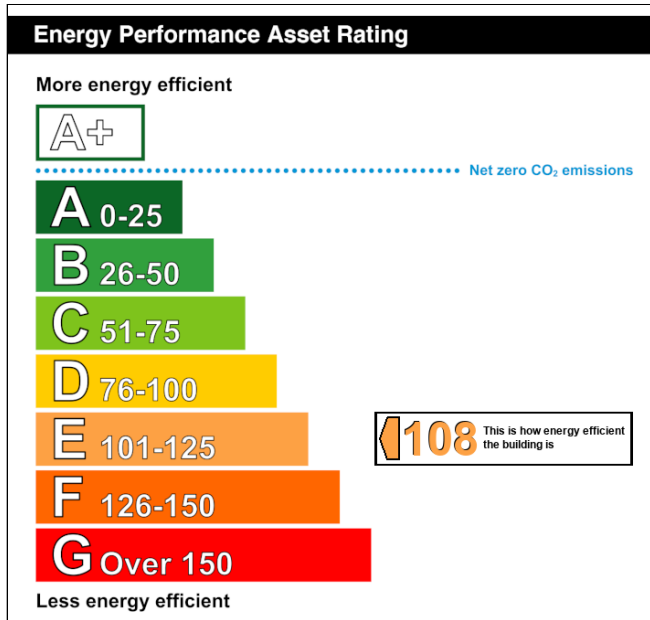
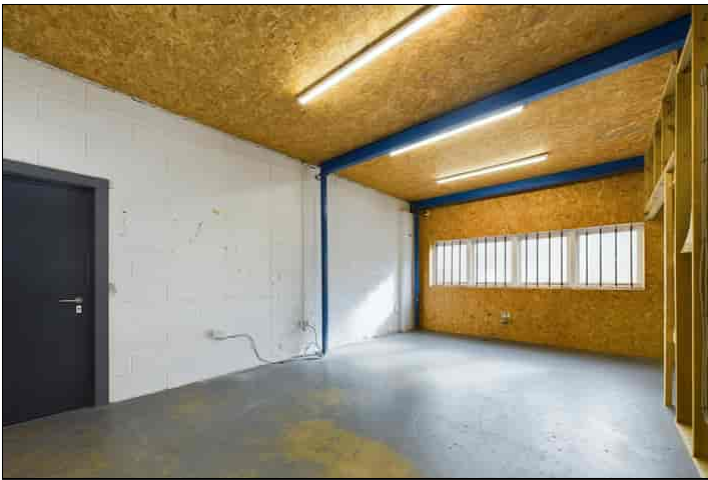
There is an Estate Management service charge applicable, which is £628 for the current year.

## Viewing

Strictly by appointment with the Agents Terence Painter Estate Agents on 01843 866866



**Unit 13, Crystal Business Centre, Sandwich Industrial Estate, Sandwich, Kent. CT139QX. Per Annum Rental £10,800**

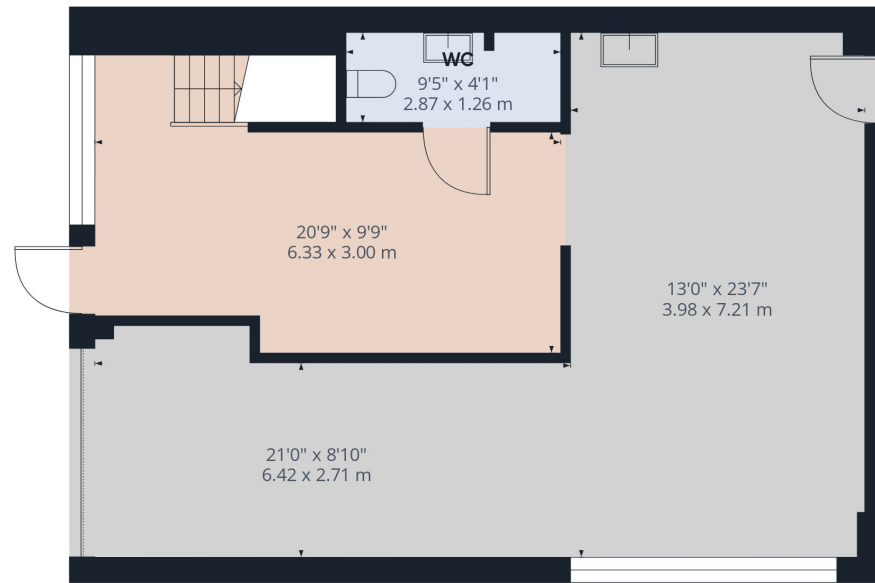


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

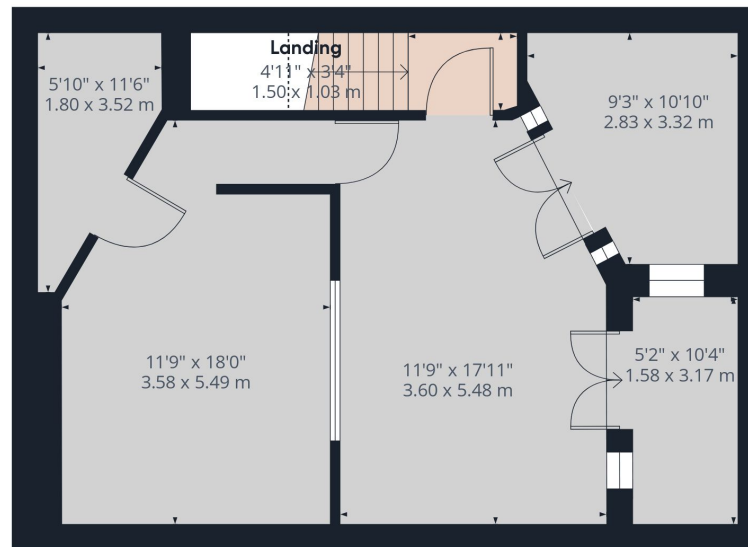
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1367.67 ft<sup>2</sup>

127.06 m<sup>2</sup>

**Reduced headroom**

4.52 ft<sup>2</sup>

0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Unit 13, Crystal Business Centre, Sandwich Industrial Estate, Sandwich, Kent. CT139QX. Per Annum Rental £10,800**