



TO LET

UNIT 4, LAUNDRY ROAD, KENT, CT12
4HY

2,866 Sq Ft

- STEPPED RENT INCENTIVES YEAR 1: £17,196 pa (£6 psf), YEAR 2: £20,062 pa (£7 psf), YEAR 3: £22,928 pa (£8 psf)
- THREE PHASE POWER
- LOADING DOOR
- 4 METER EAVES HEIGHT
- AMPLE ESTATE PARKING
- RECEPTION AND STAFF AREA

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

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

Stepped rent incentives are available, with rent from £17,196 per annum (£6.00 psf) in Year 1, rising to £20,062 per annum (£7.00 psf) in Year 2 and £22,928 per annum (£8.00 psf) in Year 3.

Unit 4 provides approximately **2,866 sq ft** of industrial / warehouse accommodation with ancillary office space, situated on the popular **Telegraph Hill Industrial Estate**.

The property comprises a single-storey industrial / warehouse unit of steel frame construction with a concrete floor and full-height loading door. The unit benefits from **three phase power**, an approximate **4m eaves height**, reception and staff areas, kitchen facilities and WC accommodation arranged across the ground and first floors.

Externally, the estate provides **ample parking**, supporting a range of warehouse, storage, workshop or light industrial uses, subject to the necessary consents.

Location

Telegraph Hill Industrial Estate is located a short distance from the **Minster / Manston roundabout** and the **A299 dual carriageway**, providing excellent road links to **Ramsgate, Canterbury, Dover, the M2 and the M20**.

Minster and Thanet Parkway stations provide rail connections, including access to High Speed services to London via Ashford International, with journey times of approximately one and a half hours.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,866 sq ft** of industrial / warehouse accommodation with ancillary office, reception, staff, kitchen and WC facilities.

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

A stepped rent structure is available:

Year 1: £17,196 per annum exclusive (£6.00 psf)

Year 2: £20,062 per annum exclusive (£7.00 psf)

Year 3: £22,928 per annum exclusive (£8.00 psf)

Viewing

Strictly by appointment through Petchey Holdings.

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