

Unit 177, John Wilson Business Park Chestfield, Whitstable, Kent CT5 3QT

lot 46

Freehold Industrial Investment

- Entirely let to Mediterranean Direct Limited
- Located within the established John Wilson Business Park Development
- Within 3 miles of Whitstable Town Centre
- Benefits from On-Site Parking and Loading Door

£10,550 per annum exclusive



On the Instructions of Major Fund Managers

Location

Miles: 7 miles north of Canterbury
29 miles east of Maidstone
63 miles south-east of Central London

Roads: A299, M2

Rail: Chestfield & Swalecliffe

Air: London Southend Airport

Situation

The property is situated within the established John Wilson Business Park, some 3 miles south-east of Whitstable town centre. The property benefits from good communication links being a short distance from Thanet Way (A299) providing access to the A299 which connects with the M2 motorway.

Description

The property comprises a ground floor workshop with first floor office and storage accommodation. The property benefits from a loading door and an area to the front used as car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Workshop	90.80 sq m (977 sq ft)	MEDITERRANEAN DIRECT LIMITED (1)	5 years from 09/03/2013 on a full repairing and insuring lease (2) (3)	£10,550	08/03/2018
First	Office/Storage	87.50 sq m (942 sq ft)				
Totals		178.30 sq m (1,919 sq ft)			£10,550	

- (1) Based in Whitstable, Kent, and Bologna, Italy, Mediterranean Direct Ltd is a company specialising in the import and distribution of high quality, artisan produced Italian food and wine with a range of over 500 products. (Source: www.mediterraneandirect.co.uk 18/09/2013)
- (2) The lease is subject to a schedule of condition.
- (3) The lease provides a tenant option to break on the third anniversary of the term subject to 6 months notice.

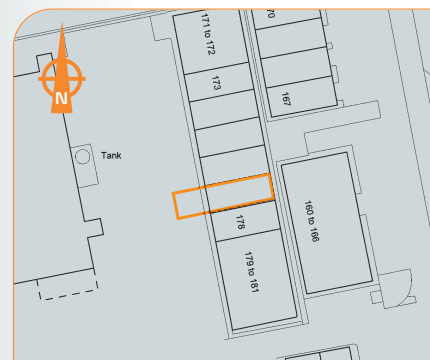
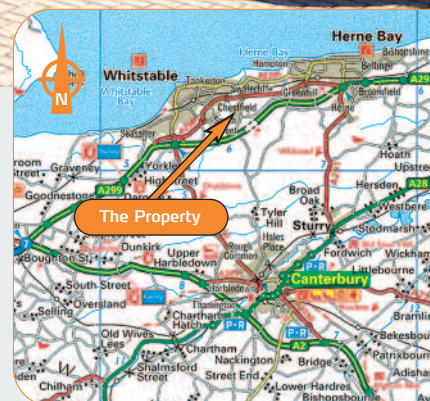
For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk

www.acuitus.co.uk

Solicitors:
Addleshaw Goddard
100 Barbirolli Square, Manchester M2 3AB.
Tel: +44 (0)161 934 6644.
Email: james.minshull@addleshawgoddard.com
Ref: James Minshull.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.