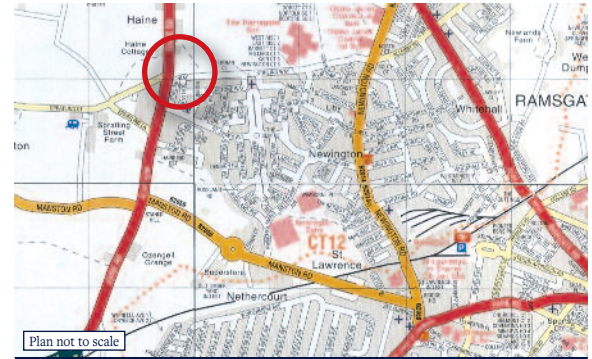


**LOT
46**

Eurokent Business Park, New Haine Road, Stirling Way Ramsgate, Kent CT12 6PB

By Order of Thanet District Council



Plan not to scale

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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationary Office.



Development Site

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of the Controller of H M Stationary Office.

An industrial ground rent consisting of a 25 unit business park and adjacent site with planning for a further eight B1 units, well located for Westwood Cross Shopping Centre and Thanet Way, giving access to Dover and the Kent motorway network.

Investment/Development let at £13,765 per annum.

Tenure

Freehold.

Location

- Situated off the east side of New Haine Road, near its junction with Haine Road
- A variety of shops and amenities can be found close by in Westwood Cross Shopping Centre
- Manston Golf Centre, Sandwich & Pegwell Bay National Nature Reserve and the surrounding countryside and coastline provide a variety of picturesque walks and recreational areas
- Easy access to the A256 and A29, providing good motor connections

 Ramsgate

Description

- A 25 unit business park (31,338 sq ft total lettable area) with associated parking, 24 units sold on long leasehold interest and one unit on a tenancy
- Adjacent site of approximately 0.85 acres with planning for a 2/3 storey office building arranged as eight B1 units and associated parking
- Total Site Area approximately 3.82 acres

Planning

Permission (Ref: F/TH/08/0448) was granted by Thanet District Council for "Erection of 2 x two/three storey office buildings and 4 x buildings for B1 (offices), B2 (general industrial) and B8 (storage and distribution) uses, together with access and parking". The majority of this application has been constructed with a two/three storey office building remaining unbuilt.

Viewing

Please refer to our website savills.co.uk/auctions



Accommodation

Unit	Term	Rent p.a.x.
1	999 years from 24th June 2015	£0.00
2-4	999 years from 30th November 2011	£0.00
5-7	999 years from 27th January 2011	£0.00
8	999 years from 5th November 2010	£0.00
17	999 years from 14th December 2018	£0.00
18-19	999 years from 19th September 2012	£0.00
20	999 years from 28th August 2014	£0.00
21	999 years from 23th December 2014	£0.00
22	999 years from 23rd March 2012	£0.00
23	999 years from 1st October 2013	£0.00
24	999 years from 1st October 2013	£0.00
25-26	999 years from 7th April 2010	£0.00
27	999 years from 16th July 2010	£0.00
28	5 years from 1st April 2010. Tenant holding over. 2,666 sq ft lettable area	£13,765
29	999 years from 16th June 2010	£0.00
30	999 years from 14th April 2015	£0.00
31	999 years from 24th February 2012	£0.00
32	999 years from 24th February 2012	£0.00
33	999 years from 9th August 2010	£0.00

Total Current Rent £13,765 per annum