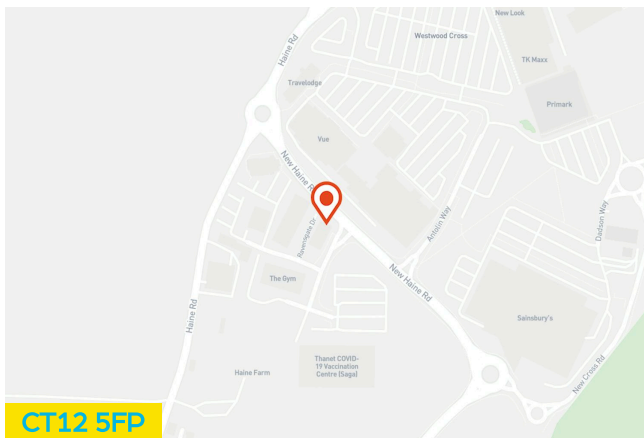


TO LET, INDUSTRIAL, 3,575 SQ FT

**UNIT 2, WESTWOOD CROSS TRADE PARK, RAVENSGATE DRIVE,
RAMSGATE, CT12 5FP**



Modern trade counter/warehouse unit located in well established trade park, available To Let.



- Modern commercial unit with trade counter use
- Popular estate with Toolstation and Formula 1
- 5.5m internal eaves height rising to 6.5m at apex
- Level loading door
- 4 parking spaces
- Excellent multimodal connectivity

CT12 5FP

OVERVIEW

Available Size	3,575 sq ft
Rent	Rent on application
Rateable Value	£43,750
Rates Payable	£6.11 per sq ft
VAT	Applicable
EPC	-

DESCRIPTION

The property comprises a modern mid-terraced commercial unit within a terrace of three units on a purpose built estate. Opposite the property is a detached unit occupied by Formula 1. Its construction is of steel portal frame with part brick and part profile steel metal clad elevations. Internally, the unit includes a level loading door and clear internal eaves of approximately 5.5m rising to 6.5m at the apex. Externally, there is a forecourt for loading and parking for 4 vehicles. The accommodation provides an approximate gross internal area of 332.1 sq m (3,575 sq ft).

LOCATION

Located to the south of Westwood Cross shopping centre in Ramsgate, the property is situated on the Westcross Trade Park which is accessed via A256 New Haine Road. Ramsgate is well connected with dual carriageways on the A229 (Thanet Way) to the M2 motorway. Thanet also benefits from excellent rail connectivity with train times from Ramsgate to St. Pancras International in 1 hour and 14 minutes and the new Thanet Parkway station which offers services to London in under 1 hour. Other occupiers on the Westwood Cross Trade Park include Formula 1, Toolstation and the Electric Centre.



VIEWING & FURTHER INFORMATION

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