

PRIME TRADE COUNTER UNIT – 3,500 sq.ft TO LET**Westwood Cross Trade Park**

New Haine Road, Westwood Cross, Thanet, Kent CT12 5AD

**High Profile Trade Counter / Showroom Unit
3,500 sq.ft TO LET**

- New purpose-built trade unit
- Prime location adjacent to Westwood Cross Shopping & Leisure Centre
- Highly Prominent Location
- Adjacent to national trade occupiers
- New 100,000 sq.ft + Sainsbury's Superstore within 200m
- The Gym Group have opened a new 12,500 sq.ft adjacent
- Easy access with good on-site parking facilities
- Immediately Available

Location

Westwood Cross Trade Park is located on New Haine Road, adjacent to Westwood Cross Shopping and Leisure Centre, sitting in the heart of Thanet's three core towns of Ramsgate, Broadstairs and Margate.

Westwood Cross is a hybrid out of town retail shopping centre anchored by M&S, Debenhams, Boots, Next and Primark amongst many more national occupiers in addition to a Multi-Plex Cinema, Casino, Bingo and numerous restaurants.

All the national food store retailers are nearby including a new 100,000 sq.ft + Sainsbury's within 200m.

Description

Westwood Cross Trade Park comprises four newly built, modern self-contained trade counter units, all with excellent road frontage to New Haine Road.

The Trade Park has been designed to accommodate up-to-date occupier's operational requirements with front loading roller shutter doors and amenity block. The units benefit from excellent signage, ensuring this high-profile trade counter scheme is clearly visible to the large volumes of passing traffic including totem pole signage.

The scheme has good on-site parking facilities.

Accommodation

3,500 sq.ft on ground floor only.

Specification

Modern purpose-built trade unit with 5.5m eaves height.

Tenure

Assignment of existing an existing. Full details available upon request.

Rent

£40,000 per annum

EPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

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This is how energy efficient the building is.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

Strictly Confidential and by prior appointment only.

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