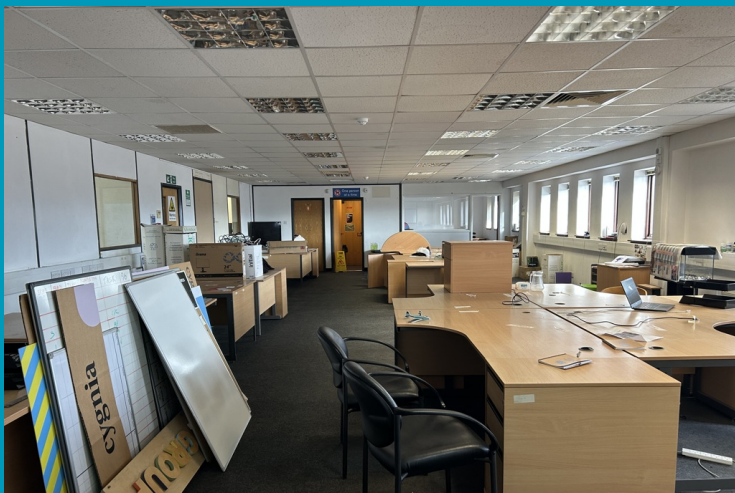


**TO LET** Unit 3-4  
Anson Close  
Broadstairs  
CT10 2YB



## TO LET - INDUSTRIAL / WAREHOUSE PREMISES - 19,443 SQ FT

- Large industrial / warehouse unit
- 3 Phase Power
- Substantial mezzanine floor
- Substantial Office Space
- Roller shutter loading doors
- Loading / forecourt and parking provision



## UNIT 3-4, ANSON CLOSE, PYSONS ROAD INDUSTRIAL ESTATE, BROADSTAIRS, KENT, CT10 2YB

A substantial industrial / warehouse unit arranged over ground and mezzanine levels, situated within a well-established commercial estate in Broadstairs. The property offers excellent access to the A299 and is suitable for a range of occupiers including storage, distribution, and trade counter uses.

The property comprises two adjoining industrial / warehouse units of steel portal frame construction with profile clad elevations beneath a pitched roof.

Internally, the accommodation is predominantly open-plan, benefiting from a substantial mezzanine floor which provides additional storage or operational/office space.

The unit is well suited to a variety of commercial uses including warehousing, distribution, trade counter, and light industrial.

### Location

The property occupies a prominent position within the established Anson Close Industrial Estate, one of Broadstairs' principal commercial locations.

The estate provides excellent access to the A299 Thanet Way, offering direct connectivity to the M2 motorway and wider South East region. The location is well positioned to serve the Thanet towns of Broadstairs, Ramsgate and Margate, with Ramsgate Port located a short distance away.

### Accommodation

Ground Floor: 15,217 sq ft

Mezzanine: 4,226 sq ft

Total: 19,443 sq ft

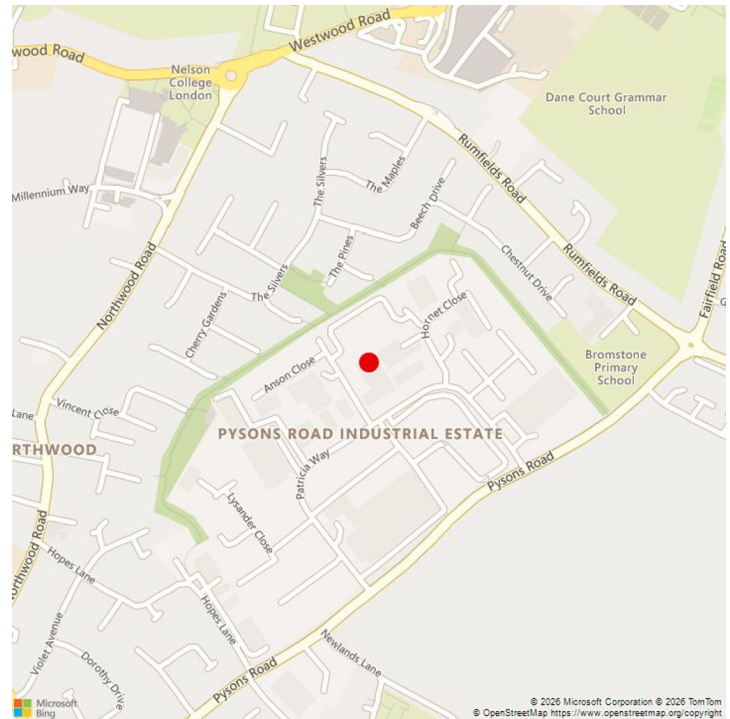
	Sq Ft	Sq M
GROUND FLOOR	15,217	1,413.66
MEZZANINE	4,226	392.6
<b>TOTAL</b>	<b>19,443</b>	<b>1,806.25</b>

### Tenure

To let on new full repairing and insuring lease for a term of years to be agreed.

### Tenure & Terms

The property is available by way of a sublease of the existing lease, for a term to be agreed, subject to the consent of the superior landlord.



### Additional Information

#### Rent

£126,000 Per Annum

#### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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