

## 0 Bed Warehouse In Hedgend Industrial Estate Shuart Lane St Nicholas At Wade, Birchington, CT7 0NB

£1,125 Monthly



# SHORT DESCRIPTION

Property Ref: 15943 Unit can be found at the end of a line of similar units within Hedgend Industrial Estate, located in Birchington, Kent. It offers a total of 1740 square feet of workshop or warehouse space that has undergone recent renovations. Updates include freshly painted floors and walls, the installation of LED lighting throughout, a smoke alarm and fire extinguisher, a five-year electrical safety certificate, and two new electric roller shutters. Inside, the unit features three rooms: 1) An office measuring 4.5 meters by 2.8 meters, equipped with plenty of electrical sockets and windows. 2) A kitchen area measuring 4 meters by 2.8 meters which has the plumbing setup but is not fully fitted. 3) WC facilities. The overall size of the unit is 20.0 meters in length and 8.7 meters in width. It has an eaves height starting at 5.9 meters, reaching a maximum height of 6.5 meters. The main roller shutter, powered electrically, measures 3.8 meters in width and 4 meters in height. The warehouse is illuminated by LED lights and skylights, providing substantial natural light. The concrete floor is power floated and can handle a loading capacity of 4.8 kilonewtons per square meter, allowing for a safe working load of up to 750 kilograms per square meter, should a mezzanine floor be added. Externally, there are three parking spaces available on hardstanding made of concrete or tarmac, plus additional visitor parking and a designated area for bins or a skip. Please note this unit is elected for VAT and the marketing price is excluding service charges and insurance charges. No deposit required. Property Type: Warehouse Full Renting price: £1125.00 Pricing Options: Fixed Price EPC rating: D Measurement: 1740 sq.ft. Parking: Allocated Heating Type: Gas Central Heating -----

0  
Bed Room(s)

1  
Bath Room(s)

0  
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                            |
|------------------|----------------------------|
| Property type    | B8 Storage or Distribution |
| Total floor area | 174 square metres          |

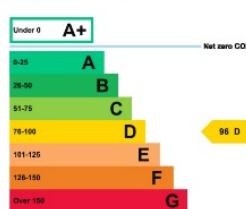
#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.



The better the rating and score, the lower your property's carbon emissions are likely to be.

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built

34 B

If typical of the existing stock

100 D

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