



Occupying a Prime Trade Counter Pitch (Directly Opposite Howdens and near Screwfix, Brewers, Tool Station, & City Plumbing)

3,617 - 7,234 sq ft available individually or together

FOR SALE/ TO LET

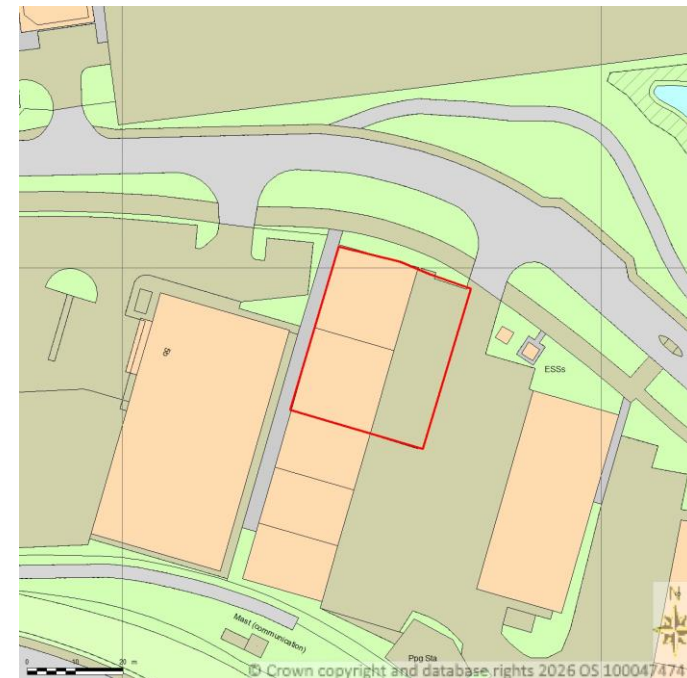
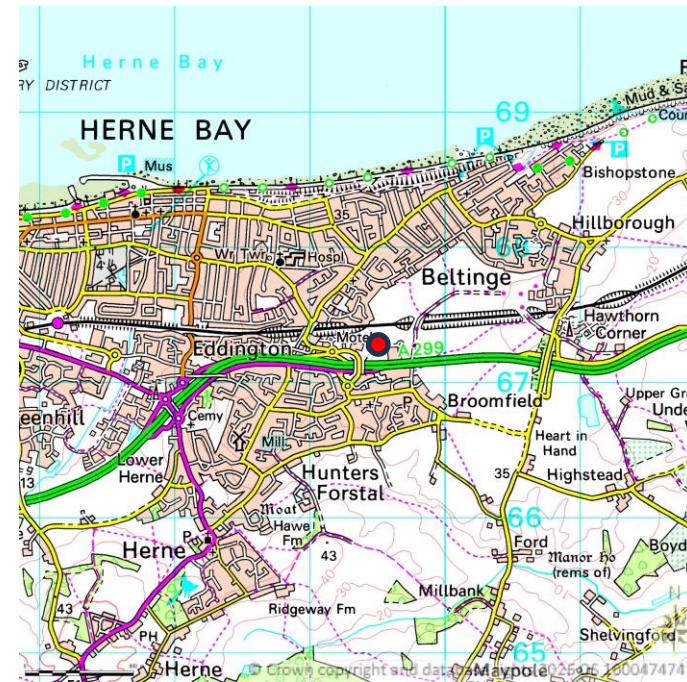
Units 1 & 2 Altira Park, The Boulevard, Herne Bay, Kent CT6 6GZ

Location:

Altira Park is located fronting the A299 Thanet Way 1.5 miles from Herne Bay Town Centre.

The property fronts onto The Boulevard which is the main road into the estate. It is therefore highly visible to all car based traffic visiting the Sainsbury's Superstore, David Lloyd and Snap Gym. The unit is directly opposite Howdens and offers occupiers the opportunity to join a number of existing trade counter operators on the estate including Screwfix, Brewers, Tool Station and City Plumbers

Altira Park is also home to a Premier Inn and a new 1,300 home residential development



Description

The property comprises two adjoining industrial/ warehouse units of clear span portal steel frame construction with profile clad elevations under pitched profiled clad roof incorporating 10% roof lights.

Specification includes

- 6.8 m to eaves, 7.7 m to ridge
- 4.2 m high electric goods doors
- 3 Phase power supply
- High quality offices
- High energy efficiency
- Solar panels to Unit 2
- 8 parking spaces per unit
- Mezzanine in Unit 2 (if required)



Accommodation

Unit 1

Ground Floor

Warehouse/workshop	2,527 sq.ft	234.8 m ²
Offices/ancillary	545 sq.ft	50.5 m ²

First Floor

Offices	545 sq.ft.	50.5 m ²
	3,617 sq ft	336.0 m ²

Unit 2

Ground Floor

Warehouse/workshop	2,527 sq.ft	234.8 m ²
Offices/ancillary	545 sq.ft	50.5 m ²

First Floor

Offices	545 sq.ft.	50.5 m ²
	3,617 sq ft	336.0 m ²

Mezzanine

857 sq ft	79.1 m ²
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Total Combined (excl mez)	7,234 sq. ft.	672 m ²
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Rateable Value

The units are currently subject to a single rating assessment which from April 2026 will be £61,500

EPC

The units have separate EPCs with each being rated within within Band A (21)

Tenure

The units are available together or individually, for sale freehold or to rent on terms to be agreed

Price Unit 1 £675,000 Unit 2 £675,000
Rent Unit 1 £42,500 pax Unit 2 £42,500 pax

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price / rent



Anti Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with the transaction

For Further Information

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