

# 178a Northdown Road Cliftonville



First and Second Floor Office To Let

## The Location

Cliftonville is approximately one mile east of Margate, with easy access to Canterbury and London via the A2, which links to the M2. Located on the busy Northdown Road between the junctions of Wilderness Hill and Clarendon Road, the property is well serviced by a number of local bus routes offering good transport links to Margate Town Centre as well as Westwood Cross and Ramsgate.

## The Property

The premises comprise of first floor and second floor office suites with WC facilities and the following floor areas:

First Floor	40.88 sq m	/	440 sq ft
Second Floor	45.06 sq m	/	485 sq ft
Total	85.93 sq m	/	925 sq ft



### Rent

£8,500 pax

### Lease Terms

Full Repairing & Insuring terms. Subject to five yearly upward only rent reviews.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

By appointment via Panther Securities PLC.

Contact Jack Bispham

01707 667 300

[jack@pantherplc.com](mailto:jack@pantherplc.com)



#### IMPORTANT NOTICE

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