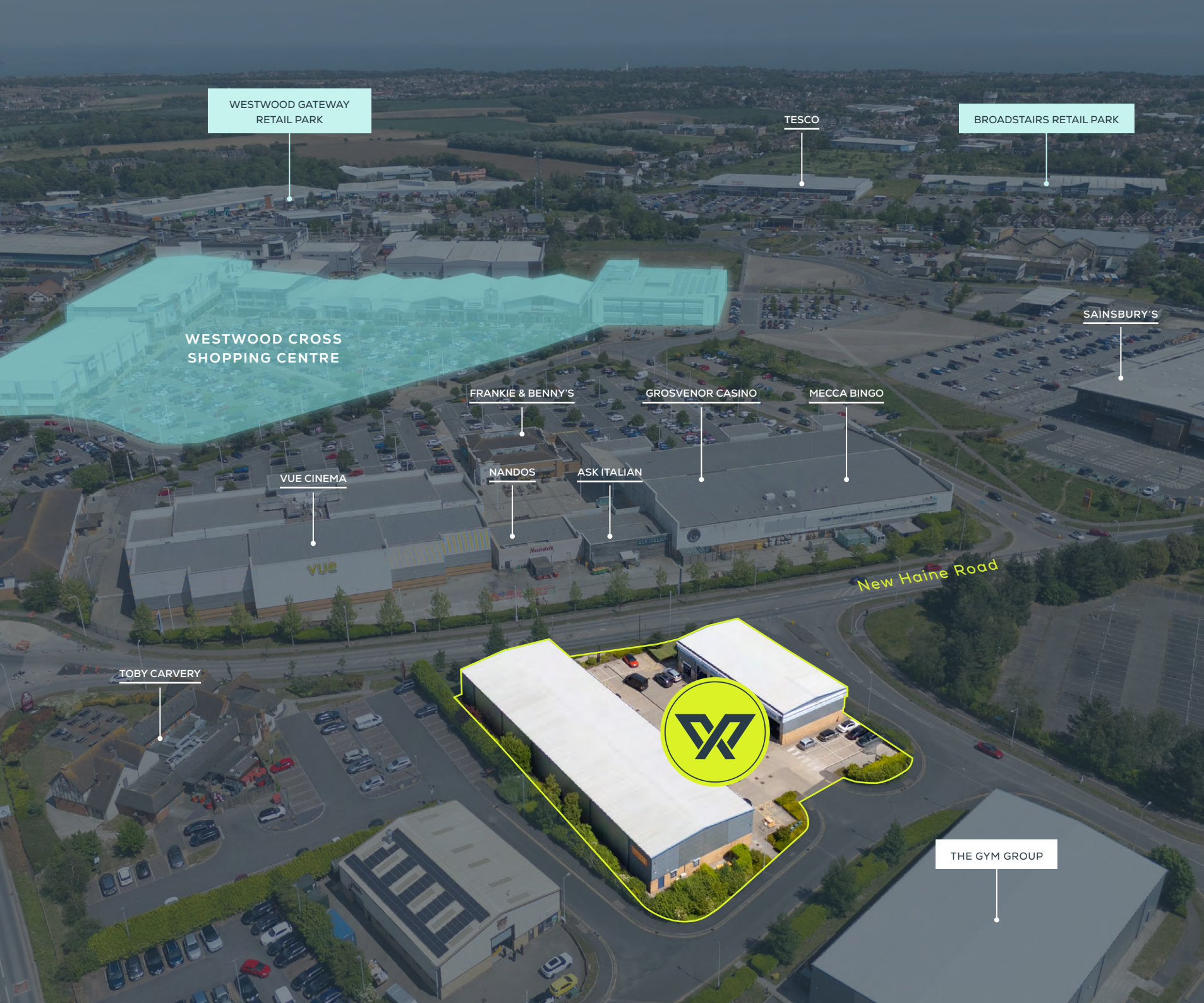




**UNIT 2 | WESTWOOD CROSS TRADE PARK
RAMSGATE | CT12 5FP**

3,575 SQ FT (332 SQ M)



PROMINENT TRADE PARK LOCATION

Unit 2 occupies a prominent position within Westwood Cross Trade Park, one of Thanet's most established commercial locations.

Situated adjacent to Westwood Cross Shopping Centre and accessed directly from the A256 New Haine Road, the property benefits from excellent connectivity across Kent and the wider South East via the A299 Thanet Way and M2 motorway network.

The unit provides modern trade counter and warehouse accommodation suitable for trade, showroom, logistics and distribution occupiers.

STRONG LABOUR & CONSUMER CATCHMENT

Westwood Cross Trade Park benefits from access to a large and established catchment, supporting a strong workforce and consumer base across Thanet and the wider Kent region.

173,293

LOCAL POPULATION

78,319

HOUSEHOLDS

80,158

ECONOMICALLY ACTIVE RESIDENTS

65.3%

ECONOMICALLY ACTIVE RATE

CONNECTIVITY



RAMSGATE STATION

2.5 miles | 10 mins drive



MANSTON AIRPORT

1.5 miles | 9 mins drive



M2 MOTORWAY

30 miles | 30 mins drive



LONDON

80 miles | Approx. 2 hours



POPULATION

Period	Population Start	Population End	% Change
2019 → 2024 (5yr)	140,582	142,691	1.50%
2021 → 2024 (3yr)	140,658	142,691	1.45%
2022 → 2024 (2yr)	140,683	142,691	1.43%



UNIT 2

Modern trade counter /
warehouse unit

3,575 sq ft



5.5m clear internal
eaves height



Excellent road
connectivity



6.5m apex height



Suitable for trade,
showroom, warehouse
and logistics occupiers



Level loading
access



Established trade
park location



Flexible internal
configuration



Prominent
commercial position



4 dedicated
parking spaces





UNIT 2 | WESTWOOD CROSS TRADE PARK | RAMSGATE | CT12 5FP

GET IN TOUCH



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