



**ENGINE
WORKS**

Commercial Property. Pension-Ready. High-Yield.

SUCCESS ACCELERATED

59 premium commercial units launching early 2026.
From £270,000 | Gross yields 7%+ | SIPP/SSAS compatible



INVEST IN KENT'S NEXT COMMERCIAL SUCCESS STORY



Engine Works isn't just another business park — it's a prime opportunity to own income-producing commercial property in one of the UK's most exciting regeneration towns.

126,000 SQ FT

of high-spec SME workspace

59 UNITS

from 1,500–5,100 sq ft

4 ACRES

of freehold, purpose-built investment property

Each unit is built to stand the test of time — low-maintenance construction, contemporary finishes, and the practical features today's businesses can't operate without.

For investors, this means strong rental demand, attractive yields, and long-term stability.

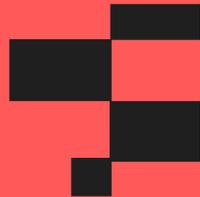
WHY CHOOSE ENGINE WORKS?

Each Engine Works unit is meticulously crafted to enhance flexibility, maximise productivity, and ensure strong investment returns. A variety of unit sizes and configurations will be available. Designed to cater to diverse business needs, from startups to established enterprises.



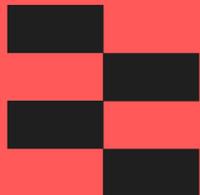
HIGH-SPEED CONNECTIVITY

State-of-the-art fibre-optic broadband ensures seamless communication, fast data transfer, and support for modern business operations, including cloud-based services and remote working.



FLEXIBLE UNITS

We're offering flexible, modular spaces that can be adapted for retail, leisure or hybrid office-warehouse setups, attracting a diverse range of tenants, from startups to established e-commerce brands.



ON-SITE PARKING

Generous parking facilities for employees, visitors, and logistics reduce the hassle of parking shortages and improve convenience for businesses.



SUSTAINABLE DESIGN

With rising demand for eco-friendly practices, our development can stand out with sustainable design, solar PV panels, and green spaces, appealing to environmentally conscious businesses and investors.



Designed for creative and high-growth businesses, this modern development offers investors and tenants flexible, high-spec spaces in a vibrant coastal setting.

WHY COMMERCIAL PROPERTY?

THE SMARTER ALTERNATIVE TO BUY-TO-LET

Residential landlords today face higher costs and heavier regulation: reduced mortgage relief, extra stamp duty, rent controls in some areas, and compliance headaches. Commercial property operates under a different framework:

WHY ENGINE WORKS?

Attractive Yields – small-bay commercial units typically generate gross yields in the 7–8% range, compared with 3–5% often seen in residential BTL

Tax Advantages – no 3% SDLT surcharge, fewer ongoing compliance costs

Tenant Profile – businesses often sign longer leases, reducing turnover and void risk

No Rent Caps – commercial rents are agreed between landlord and tenant, often with inflation-linked reviews

Flexibility – investors can hold for steady income or sell to realise capital growth

With units starting from £270,000, Engine Works offers an accessible way to diversify into commercial property — a sector positioned to benefit from today's market rules.



ANY REFERENCES TO POTENTIAL GROSS YIELDS, TAX EFFICIENCY, STABILITY OF RETURNS, RENT CAPS, OR EXIT FLEXIBILITY ARE INDICATIVE ONLY AND CANNOT BE GUARANTEED. PRICES MAY CHANGE AND ARE SUBJECT TO VAT.

TURN YOUR PENSION INTO PROPERTY

Investors can use a SIPP (Self-Invested Personal Pension) or SSAS to buy a unit at Engine Works:

PURCHASE DIRECTLY THROUGH YOUR PENSION

RECEIVE RENTAL INCOME TAX-FREE

BENEFIT FROM CAPITAL GROWTH FREE OF CGT

DIVERSIFY YOUR PENSION WITH A TANGIBLE, INCOME-PRODUCING ASSET

Business Owners

Buy your own workspace in your pension, then lease it back to your company.

- Rent paid by your business goes into your pension pot
- Reduce corporation tax while building a retirement asset
- Keep wealth in your control — not in a landlord's

This is one of the most powerful wealth strategies available to entrepreneurs



WHY ENGINE WORKS?

DESIGNED FOR BUSINESS. BUILT FOR INVESTORS.

Each unit is finished to a high specification with features that attract tenants and underpin value:

HIGH-SPEC DESIGN	matte black cladding, light-filled interiors, mezzanines
FUTURE-PROOFED	EPC A-rated, solar PV-ready, long-term warranties
CONNECTIVITY	super-fast fibre broadband for digital and e-commerce operators
SECURITY & COMPLIANCE	roller shutters, fire systems, CCTV, "Secure by Design" certification
ACCESSIBILITY	124 parking spaces, EV charging, cycle storage

This is commercial property built for long-term relevance, resilience, and returns.



CAPITAL GROWTH MEETS COASTAL REGENERATION

Margate has been crowned one of the world's "coolest neighbourhoods" (Time Out), and it's attracting entrepreneurs, creatives, and investment.

- Shoreditch-by-the-Sea regeneration story
- Short walk to Westwood Cross – Kent's largest retail & leisure hub
- Excellent Transport Links: immediate access to local bus network
- A business ecosystem hungry for modern workspace

Engine Works is **first-to-market** with scalable SME units. Investors benefit from undersupply and rising demand.

Westwood Cross

 3 MIN

Margate Railway Station

 10 MIN

London St Pancras

 70 MIN

Port of Dover and Le Shuttle

 30 MIN

Motorway Network

 10 MIN

ENERGISING SPACES

Engine Works is more than a business park — it's an ecosystem for today's entrepreneurs. With bold matte-black units, fibre-fast broadband, 3-phase power, and modern amenities, it offers the high-quality, flexible space new businesses need. For investors, it means strong demand, secure income, and a stake in the growing digital economy.

POTENTIAL USES

LEISURE

Engine Works commercial units are well-suited for a variety of leisure businesses, offering ample room for equipment or activity areas and high ceilings for enhanced ventilation. Its flexible layout can be easily adapted to suit both individual services and group-based activities.

MANUFACTURING

The commercial space is an excellent fit for light manufacturing businesses, combining spacious interiors with a versatile layout that accommodates both production needs and customer-facing areas.

E-COMMERCE

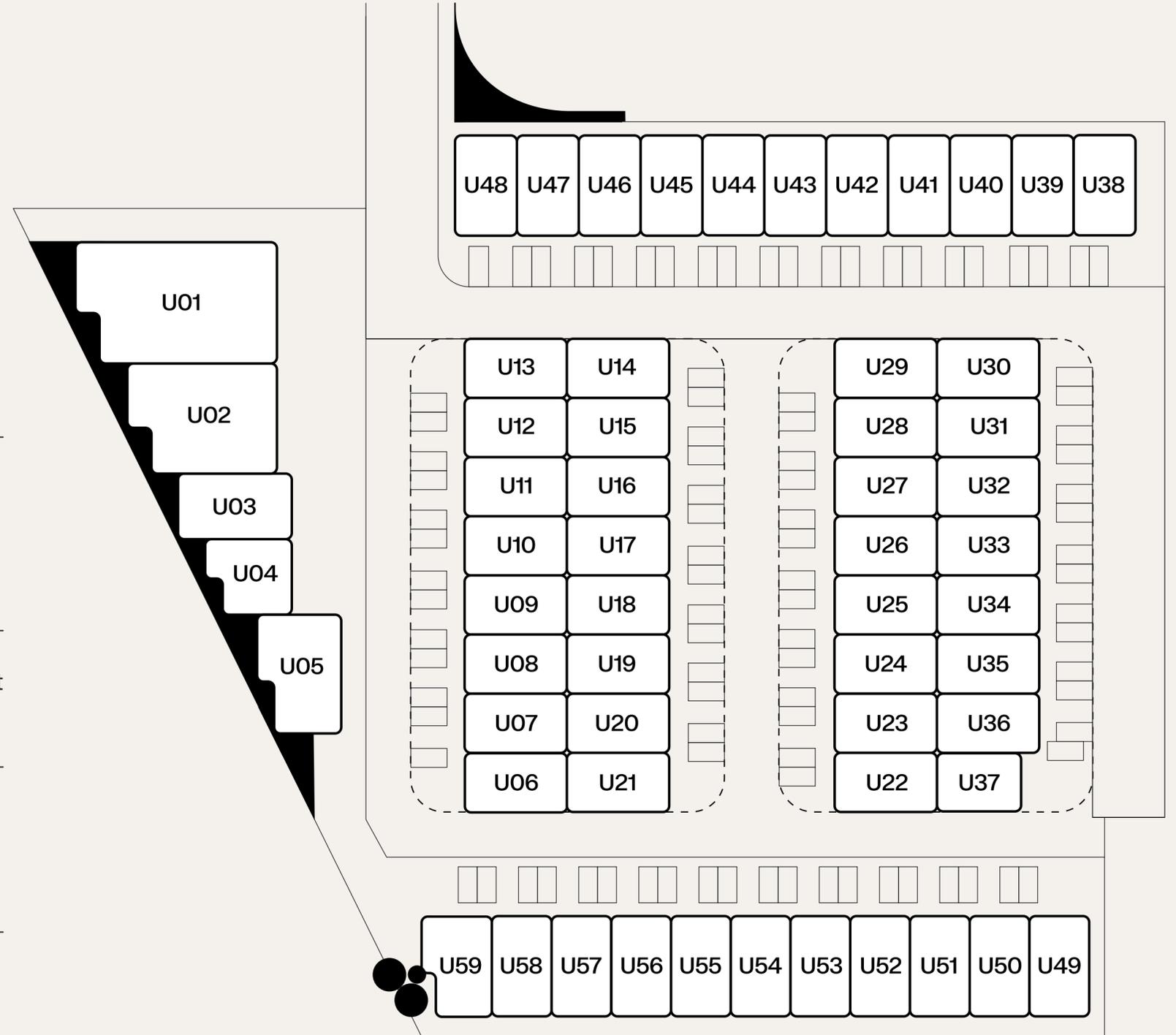
Engine Works is ideal for an eCommerce business, offering a modern and adaptable environment that supports efficient operations, inventory management, and a collaborative workspace for growing teams.

SERVICES

This versatile space is a perfect match for service-led businesses, offering a bright, open layout that's ideal for client meetings, collaborative workspaces, and professional service delivery.

RETAIL

The space offers an ideal setting for retail businesses, combining an open, adaptable layout with a welcoming atmosphere that supports both product display and customer engagement.



[CONTACT OUR AGENTS TO SEE AVAILABILITY](#)

INVESTMENT SUMMARY

£270,000

units starting price

7%+

gross yields

59 UNITS

limited availability

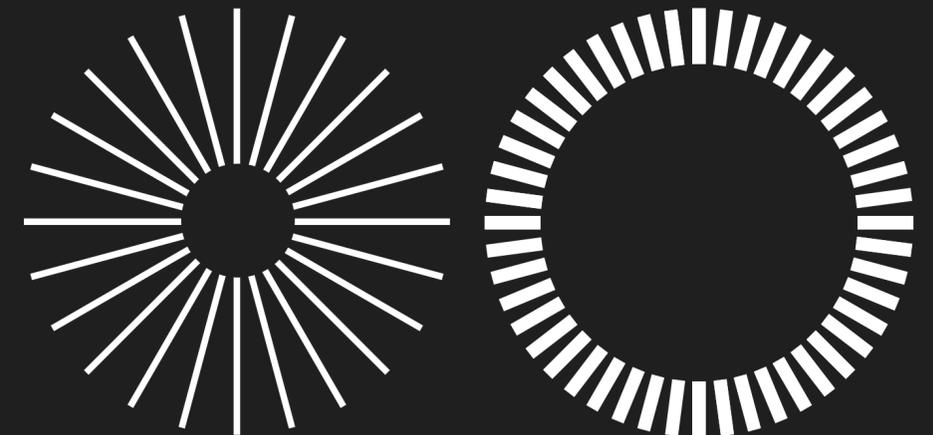
**SIPP/SSAS
COMPATIBLE**

tax-free structure

**TARGET
OCCUPIERS**

e-commerce, creatives, light industry, high-growth SMEs

Engine Works is a unique chance to own a future-proof commercial property with income, growth, and pension power built in.



SECURE YOUR UNIT NOW

Engine Works offers prime commercial units with strong rental returns and capital growth potential. Ideal for portfolio diversification with the flexibility to hold or sell when it suits you. Get in touch to find out more.

FROM £270,000 | 7%+ GROSS YIELDS | PENSION-READY

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