



**94 THOMAS WAY
LAKESVIEW INTERNATIONAL BUSINESS PARK
HERSDEN
NR CANTERBURY
KENT
CT3 4NH**

INDUSTRIAL STORAGE UNIT WITH OFFICES

168.42 M² (1811 FT²)

TO LET

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- 2 The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- 3 No person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property.

- 4 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG

Registered Number: 2492795



Location

Lakesview International Business Park is a prestigious development on the A28 to the east of Hersden about 7 miles from the City of Canterbury and the A2. Numerous local companies are established on the Park including Blighline, Claremont & May, Cryoquip, Barretts, etc. The A28 is the main route from Canterbury to the Thanet Towns of Margate, Ramsgate and Broadstairs approximately 12, 13 & 12 miles distance respectively.

Description

The mid-terraced single storey unit is in a block of similar new units off Thomas Way. The unit is of steel frame construction with brick/block external walls with insulated cladding to upper elevations and to the roof. There is a full mezzanine fitted as office accommodation and a forecourt at the front with parking for two/three vehicles.

Accommodation

	Gross Internal Areas	
	M²	FT²
Ground Floor		
Industrial Area including disabled cloakroom and kitchenette	93.02	1000
Mezzanine		
Offices	<u>75.40</u>	<u>811</u>
	168.42	1811
Outside		
Concrete Forecourt		

Lease

The unit is available on a full repairing and insuring lease for a period to be agreed.

Rent

£8000 per annum exclusive

Rating Assessment

According to the local rating authority website the premises are assessed for rating purposes as follows. However prospective occupiers should make their own enquiries to verify this information.

Rateable Value 2012:	£6,400
UBR 2011/2012	£42.6p in the £
Rates Payable:	£2726.40

EPC

Results awaited, a copy of the report will be available upon request to prospective purchasers / tenants

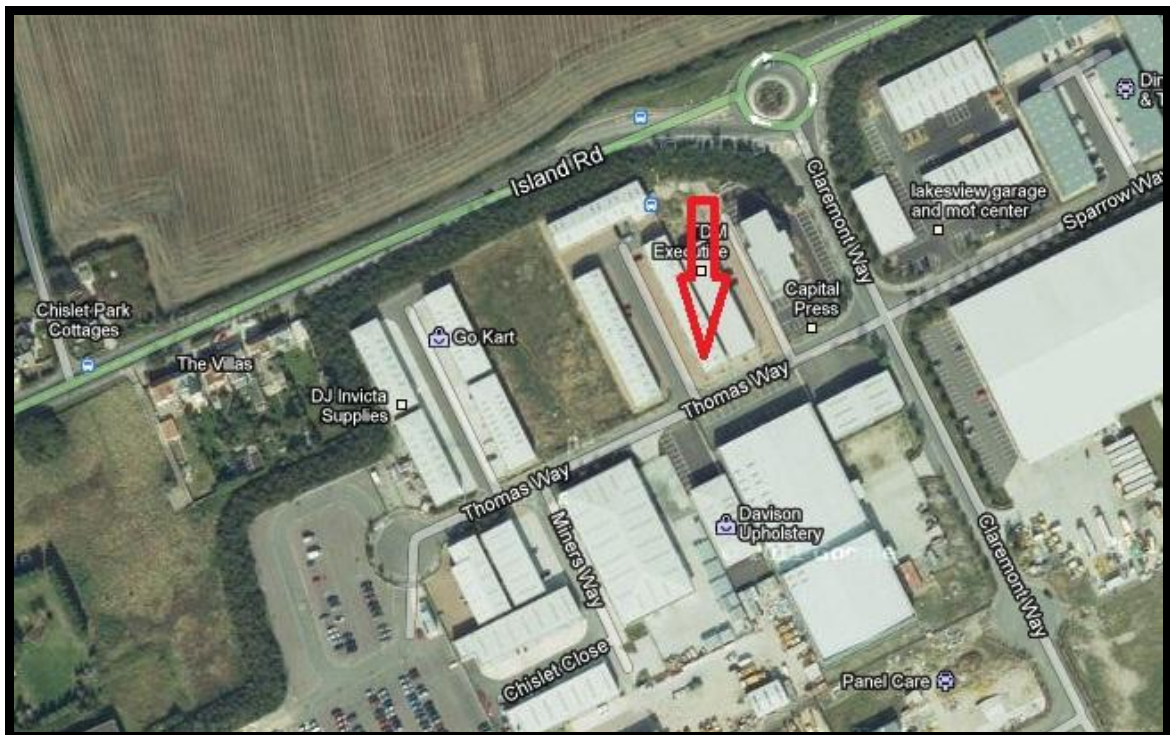
Legal Costs

Each party is to be responsible for its own legal fees.

Viewing

Strictly by appointment through Sole Agents Caxtons on ☎ 01227 788088 either James Logan Extn 225 or Beverley Chaplin Extn 240.

HERSDEN



Reproduced from Ordnance Survey Licence No. ES100005550 or Geographers A-Z: Licence No AO996.

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- 2 The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- 3 No person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property.

- 4 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants

Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DN2 1BG

Registered Number: 2492795

