

01227 788088

www.caxtons.com

Lakesview International Business Park, 94 Thomas Way, Hersden, Kent CT3 4NH



**INDUSTRIAL UNIT WITH OFFICES 1,813 ft² (168.4 m²)
FOR SALE / TO LET**

FEATURES

- Modern industrial unit
- Forecourt parking
- Roller shutter
- First floor offices

CONTACT



Vaughan Hughes
01227 207088
vhughes@caxtons.com



Beverley Smallman
01227 207100
bsmallman@caxtons.com



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

This 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

The property comprises the following approximate gross internal areas:-

Description	M ²	Ft ²
Ground Floor Industrial Area including kitchenette & WC	93.02	1001.00
First Floor Office	52.61	566.29
First Floor Office	10.12	108.93
First Floor Office	12.67	136.38
	168.42	1812.60

TERMS

Lease, Rent and Price

The property is available to let on a new FRI lease for a term to be agreed at a rent of **£10,000** per annum exclusive.

The property is also available to purchase at **£165,000**.

Planning

The prospective occupier should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the Rateable Value is £7,300. The Uniform Business Rate for the year 5 April 2018/2019 is 48 in the £. Certain reductions may be available. For a guide to business rates payable please see www.gov.uk.

EPC

Energy Asset Performance Rating F142.

Viewing

Via Sole Agents Caxtons 01227 788088

Vaughan Hughes BSc MRICS

- vhughes@caxtons.com

Beverley Smallman MNAEA (Comm)

- bsmallman@caxtons.com



Notice

-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 for the guidance of intended purchasers or lessors, 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 purchaser 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 Chartered Surveyors and Property Consultants. Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA121BG. Registered Number: 2492795

Caxtons, 1 Castle Street, Canterbury, Kent • 01227 788088 • www.caxtons.com