01227 788088

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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

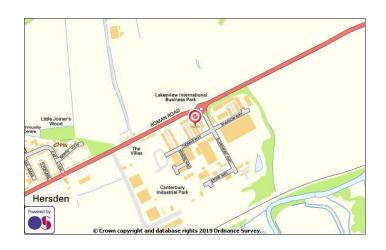
CONTACT



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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

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