

**Office Suites, John Roberts Business Park,
Pea Hill, Nr Canterbury, Kent, CT5 3BJ**



An office development in classical design but with modern functionality.

656 to 2,244 ft² (60.97 to 188.48 m²) approx.

OFFICE SUITES TO LET

FEATURES

- Modern office park and setting
- Fibre optic broadband connection
- 5 Car Parking Spaces Per Suite
- Telephone entry system

CONTACT



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LOCATION

The Business Park fronts the A290 which is the main road between the City of Canterbury and town of Whitstable, approximately 4 & 2½ miles distance respectively. The offices are readily accessible from the Thanet Way A299 and A2, which both connect to the M2 (7 miles) and motorway system at Faversham. A local bus service passes the Business Park on each side of the road and is approximately a 5-minute walk away. There are mainline railway stations in Canterbury and Whitstable; with London being approximately under 1 hour from Canterbury on the High-Speed service and 1hr. 25mins from Whitstable.

DESCRIPTION

The John Roberts Business Park is a modern development of 6 office buildings. The business park has been constructed to a high standard in a traditional design. The suites have allocated car parking and integrated telephone entry system for access to the building, as well as private kitchen and toilet facilities. The suites provide prestigious flexible space in an accessible and attractive setting.

ACCOMMODATION

The property comprises the following approximate dimensions (net internal areas):

Suite	M ²	Ft ²	Parking Spaces	Annual Rent	Rateable Value
Crown House Suite A – Ground Floor	60.97	656	5	£16,200	£9,200
Saxon House Suite C – First Floor	37.12	794	5	£18,000	£13,500
Saxon House Suite D – First Floor	37.12	794	5	£18,000	£13,500

TERMS

The suites are available under the terms listed above and suite is currently configured into three separate rooms (with interconnecting doors) but can be reconfigured easily into a single open plan office space.

Service Charge & Utilities

£275 per calendar month.

The estate benefits from a fibre optic connection.

Air conditioning is provided to each suite.

Further information available at www.jrbp.co.uk

Planning

B1 (a) Office as described in The Town and Country Planning (Use Classes) Order 1987 (as amended). The prospective tenant 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.

EPC

C - 51.

Viewing

Via Joint Agents Caxtons 01227 788088 and James Roberts Property Consultancy 01227 761776.

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Where applicable all figures quoted are exclusive of VAT.

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