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Unit 3Q, Sparrow Way, Lakesview International Business Park, Hersden, Kent CT3 4JH



TO LET – MODERN WELL FITTED BUSINESS UNIT

162.60m² (1,750ft²) GROSS INTERNAL

FEATURES

- Modern glazed partitioning and lighting
- Air conditioning
- Dedicated parking

CONTACT



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LOCATION

The property is located within the Lakesview International Business Park, a modern popular business estate accessed off the A28 in Hersden to the north east of Canterbury.

The estate has good communications with the A28 heading north east and connecting with the dualled A299 Thanet Way which in turn connects with the M2 and national motorway network from Faversham. The A28 also leads south west into Canterbury.

DESCRIPTION

The property comprises a modern and well fitted two storey business unit in a popular and busy commercial area.

The ground floor provides a reception area, office, fitted staff kitchen, store room and WC.

At first floor there are two large offices with good quality glazed partitions, an open plan work area and a bathroom with shower.

The accommodation is carpeted throughout, has suspended ceilings with modern lighting units, air conditioning and two car spaces to the front.

ACCOMMODATION

The property comprises the following approximate gross internal areas:

Description	M ²	Ft ²
GROUND: reception, office, kitchen, storeroom	81.30	875
FIRST: two large offices, open plan work area, shower room	81.30	875
	162.60	1,750

TERMS

Lease and Rent

The property is available to let on a new FRI lease for a term to be agreed at a rent of **£14,000** per annum exclusive. VAT will be charged.

Planning

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.

Business Rates

According to the Valuation Office Agency website the property's description is "offices and premises " and the Rateable Value is £12,750. For information regarding business rates please visit Gov.uk..

EPC

The property has an energy performance rating of D-92.

Viewing Via Sole Agents Caxtons 01227 788088.

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Where applicable all figures quoted are exclusive of VAT.

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