

01227 788088

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**John Roberts Business Park, The White Building, Pean Hill,
Canterbury, Kent CT5 3BJ**



Office Suite in a semi rural location on the outskirts of Canterbury
463 ft² (43 m²)
TO LET

FEATURES

- Modern office park and setting
- Fibre optic broadband connection
- 2 parking spaces
- Available immediately

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 main line 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 White Building comprises two offices separated by light partitioning, it has its own kitchenette and shared WC facilities. The suite also benefits from 2 parking spaces. The office is ready for immediate occupation.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

Area	Description	Ft ²	M ²
Ground Floor	Office 1	233.78	20.79
Ground Floor	Office 3	229.42	21.31
Ground Floor	Kitchenette		
To the rear	WC's		
Total		463.20	42.10

TERMS

Rent

The office is available on a new full repairing and insuring lease for a term to be agreed at a rent **of £8, 500 per annum exclusive.**

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 properties description is "Offices & Premises " with a Rateable Value £5,700. The Uniform Business Rate for the year 1 April 2018/2019 is 48p in the £. Certain reductions may be available. For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates>.

EPC

To be assessed.

Viewing

Via Sole Agents Caxtons 01227 788088.

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