01227 788088

www.caxtons.com



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

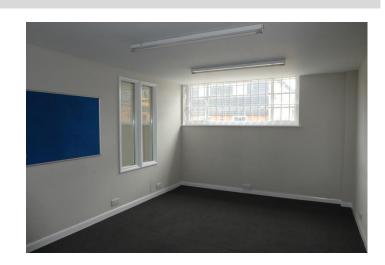
CONTACT



Vaughan Hughes 01227 207088 vhughes@caxtons.com



Beverley Smallman 01227 207100 bsmallman@caxtons.com



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	Offfice 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.

Beverley Smallman MNAEA (Comm) - bsmallman@caxtons.com Vaughan Hughes BSc MRICS - vhughes@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