

Yard at Stone Way

Lakesview Business Park, Hersden, Kent CT3 4GP

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Open Storage Site Enclosed by Perimeter Fencing
- Dedicated Access from Stone Way
- Available as a Cleared Site from May 2026
- 24/7 Unrestricted Access
- Connected to Mains Services

Yard/ Open Storage

TO LET

14,980 sq ft approx.

LOCATION

The property is located in Hersden, a popular village within the Canterbury District, approximately seven miles north-east of the city centre.

SITUATION

The unit is situated on the western end of Stone Way. It forms part of the Lakesview Business Park, a modern estate adjacent to the older Canterbury Industrial Park, being an established commercial area comprising predominantly industrial and warehouse users.

DESCRIPTION

The property comprises a broadly level site which is laid to concrete and enclosed by high quality perimeter fencing, accessed from a dedicated entrance from Stone Way.

SERVICES

The site is connected to electricity, water and waste supplies.

ACCOMMODATION

The site extends to approximately 14,980 sq ft.

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £26,000 per annum (exclusive).

DEPOSIT

A suitable rental deposit will be held for the duration of the term.

BUSINESS RATES

The units are in the process of being split from the current single assessment.

Prior to figures being made available, prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority.

ESTATE CHARGE

The Tenant will be responsible for the payment of the fair proportion of the total cost of the estate service charge. The current allocation is £2,314.28.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and interested parties must satisfy themselves on the location of any boundaries.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

VIEWINGS

Strictly by prior appointment through sole agents:

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