

01227 788088

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**Unit 6C Thomas Way, Lakesview International Business Park,  
Hersden, Canterbury, Kent CT3 4JZ**



**MODERN INDUSTRIAL UNIT WITH MEZZANINE STORAGE**  
**2,000 ft<sup>2</sup> (185.81 m<sup>2</sup>)**  
**TO LET**

### FEATURES

- Popular Business Park location
- Modern unit with storage
- Roller shutter & pedestrian access
- Parking to the front

### CONTACT



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## LOCATION

Lakesview International Business Park is a popular commercial centre on the A28 to the east of Hersden about 7 miles from the City of Canterbury and the A2.

The A28 is the main route from Canterbury to the Thanet towns of Margate, Ramsgate and Broadstairs approximately 12, 13 & 12 miles distance respectively.

## DESCRIPTION

The property comprises a mid terrace modern industrial unit with storage.

The unit is of steel frame construction with profile steel sheet cladding to the elevations and roof. There is a roller loading door and pedestrian access.

There is ground floor warehouse space, that could also be used for trade counter/retail space along with a full mezzanine for storage.

There is parking to the front of the unit.

## ACCOMMODATION

The property comprises the following approximate gross internal areas:-

Area	Description	Ft <sup>2</sup>	M <sup>2</sup>
Ground Floor	Warehouse	993.73	92.32
Mezzanine	Storage	1006.27	93.49
<b>Total</b>		<b>2,000.00</b>	<b>185.81</b>

## TERMS

### Rent

The property is available to let on full repairing and insuring terms at an initial rent of £10,000 per annum exclusive of all other outgoings.

### 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 "Warehouse & Premises" and the Rateable Value is £9,300 . For information regarding business rates please visit [www.gov.uk](http://www.gov.uk).

### EPC

Energy Performance Asset Rating D97.

### Viewing

Via Sole Agents Caxtons on 01227 788088

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