

Brook House

John Wilson Business Park, Reeves Way, Whitstable, Kent CT5 3SS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Suites Finished to a Modern Air Conditioned Specification
- Passenger Lift Access
- 20 Allocated Car Parking Spaces per Floor
- Available as a Whole or on a Floor-By-Floor Basis

**MODERN OFFICES
TO LET**

3,628 sq ft to 11,073 sq ft approx.

Location

The property is located on the outskirts of Whitstable on the north coast of East Kent, and around 8 miles north of Canterbury.

The John Wilson Business Park is an established trading hub which benefits from excellent road access, being a short distance from the A2990 (Thanet Way). This in turn provides access to the A299 (dual carriageway) which connects to the M2 motorway and the A2 to the south and the Thanet towns of Margate and Ramsgate to the east.

Chestfield and Swalecliffe railway station is around half a mile away providing services to London, and the north Kent towns.

Description

The accommodation comprises modern office suites over ground, first and second floors. Each floor has its own kitchen and there are shared toilets in the communal areas.

The suites are finished to a good modern specification, having suspended ceilings with integrated LED light boxes, air conditioning (heating and cooling), raised floors incorporating power and data, and carpeted floors.

NB: Each floor has a comms room which is to remain part of the landlord's demise. Access will be needed on an ad hoc basis. Further details available on request.

Car Parking

Each floor is to be let with 20 allocated car parking spaces.

Accommodation & Quoting Rents

The property has the following approximate Floor Areas and quoting rents:

Floor	Area (m ²)	Area (sq ft)	Rent (£pa)	Availability
Ground	337.1	3,628	£29,000	TO LET
First	353.2	3,802	£30,000	TO LET
Second	338.4	3,643	£29,000	TO LET
Total	1,028.7	11,073	£88,000	

Rents are exclusive of business rates, service charges, insurances and VAT (if applicable).

Terms

The offices are available to let as a whole or on a floor by floor basis by way of new effective Full Repairing & Insuring Lease(s) for a term to be agreed.

Service Charge

The tenant will be responsible for the payment of the fair proportion of the service charge expenditure relating to the communal areas of the property and car parking spaces.

Business Rates

The incoming tenant will be responsible for the payment of business rates related to the demise. There is currently one assessment for the whole property but an application to split the component parts will be made when the new lease has completed.

EPC

The building has been assessed within Band C (59).

Insurance

The landlord is to arrange buildings insurance with the tenant responsible for reimbursing the fair proportion of the annual premium.

Floor Plans

Copies of floor plans can be made available upon request.

VAT

We understand that the property is not elected for VAT.

Legal Costs

Each party are to bear their own legal and professional costs.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Viewings

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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