

Global House

5-10 Sparrow Way, Lakesview Business Park, Hersden, Kent CT3 4JH



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Air Conditioned Specification
- Passenger Lift
- Allocated Car Parking Spaces
- Available as a Whole or in Part

**MODERN OFFICES
TO LET**

From 325.2 m² (3,500 sq ft) approx.

Location

The property is located on the Lakesview Business Park on the eastern outskirts of Hersden adjacent to the A28 and approximately five miles north-east of Canterbury city centre.

The estate benefits from excellent communications, with the Thanet Way dual carriageway running just to the north and connecting the M2 motorway with the Thanet Towns. Sturry railway station, a 5-minute drive from the Business Park which provides high speed rail services to London St Pancras with journey times of just over 1 hour 15 minutes. The estate is also connected to local bus routes.

Description

The accommodation comprises modern office suites over ground, first and second floors of this purpose built office building.

Arranged broadly in open plan, the offices are finished to a good modern specification to include:

- Air Conditioning (Heating & Cooling)
- Passenger Lift
- Suspended Ceiling Incorporating Modern Lighting
- Raised Floors Incorporating Power and Data
- Carpeted Floors

Each floor has its own coffee making areas and toilets within the demise.

Car Parking

Each floor is to be let with an allocation of car parking spaces situated to the front of the building.

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	325.2	3,500	£31,500	TO LET
Ground	371.6	4,000	£36,000	TO LET
First	808.3	8,700	£78,000	TO LET
Total	1,505.1	16,200		

Rents are exclusive of business rates, service charges, insurance and VAT.

Terms

The offices are available to let as a whole or in part 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 and car parking spaces.

Business Rates

The incoming tenant will be responsible for the payment of business rates related to the demise.

EPC

Copies of the Energy Performance Certificates can be provided upon request.

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 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. Prospective occupiers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Viewings

Strictly by prior appointment through agents:

Ned Gleave MRICS

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01233 629281

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