

Units C-E, Boleyn House

Lakesview Business Park, Hersden, Kent CT3 4GP

SP **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Situated on Established Trading Estate
- Modern Air Conditioned Offices
- Gated Yards Totalling approx. 1,500 sq ft
- Electric Roller Shutter Doors
- 3 Phase Electricity Supply

INDUSTRIAL/ WORKSHOP UNIT
TO LET (MAY SELL)
305.3 m² (3,286 sq ft) approx.

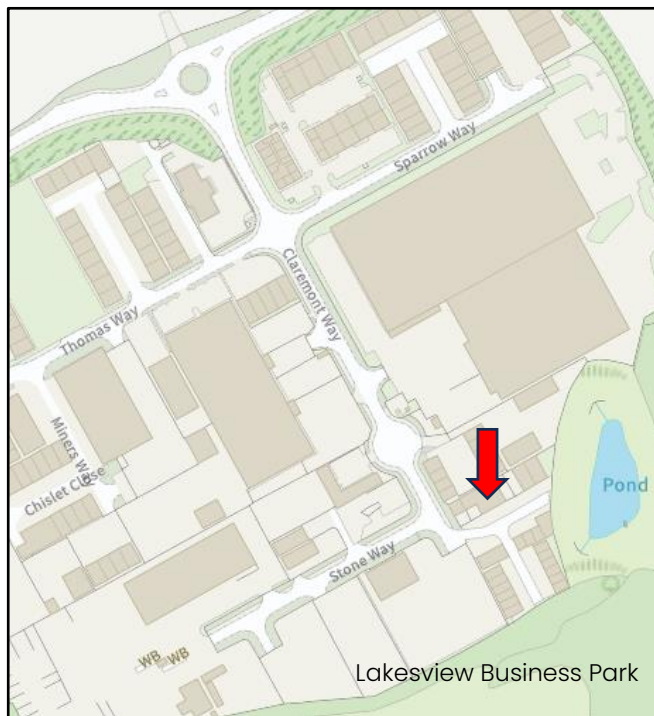
LOCATION

The property is located on the Lakesview Business Park on the eastern outskirts of Hersden, adjacent to the A28, approximately seven 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, also provides high speed rail services to London St Pancras with journey times taking just over 1 hour.

SITUATION

The unit is situated on the eastern end of Stone Way at its junction with Claremont Way.



DESCRIPTION

The property comprises a modern single storey industrial/ warehouse unit of steel portal frame construction, having insulated profile steel sheet cladding beneath an insulated roof incorporating translucent panels.

It is arranged as three interconnecting warehouse/ workshop units constructed within the past 15 years one of which having been adapted to provide first floor office and staff areas.

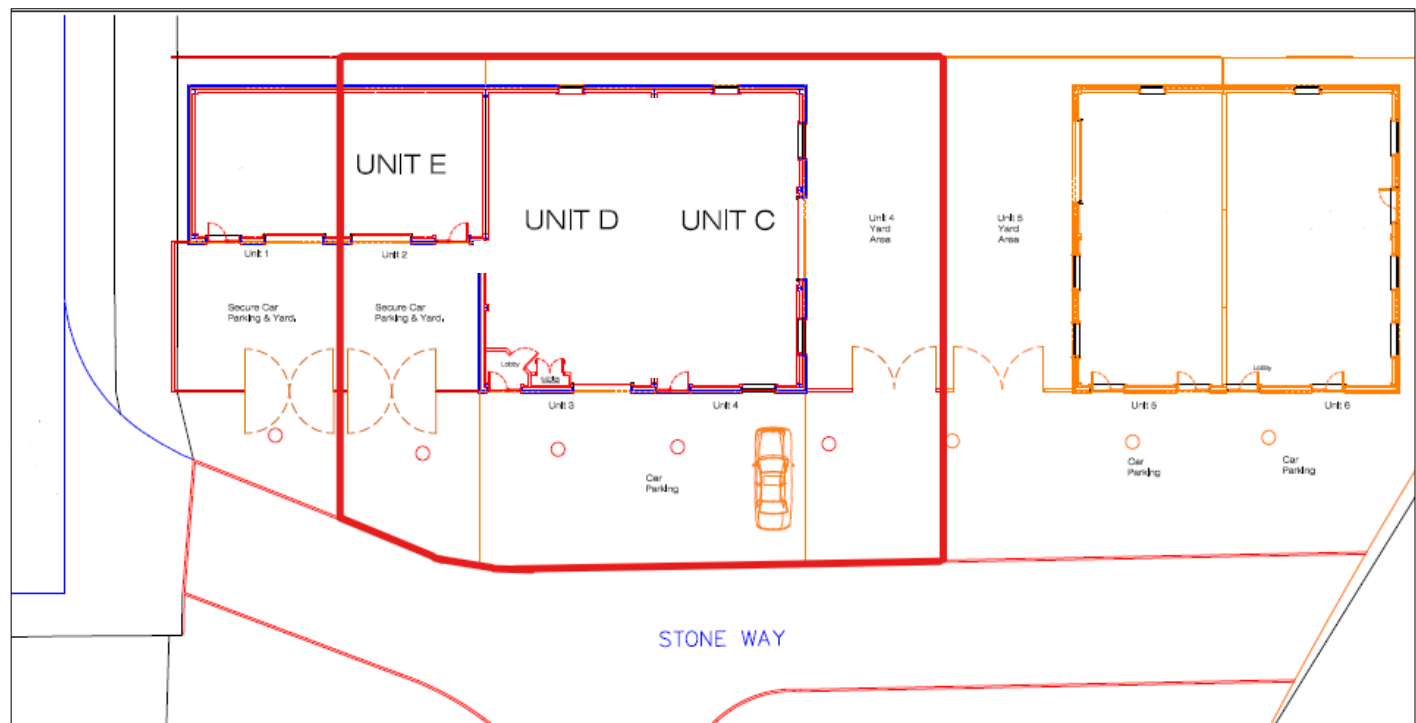
Arranged as full height stores, the workshop/ warehouse is finished to modern specification having a concrete floor, modern lighting, electric roller shutter doors and 3phase electricity.

The first floor offices are finished to an equally modern specification having air conditioning, suspended ceilings incorporating LED light boxes and carpeted floors.

They is also a modern fitted kitchen with integrated WC.

Externally, the property benefits from parking and loading on the large apron to the front of the building.

In addition, the property benefits from enclosed, electronically gated, yard areas to the front of Unit E and side of Unit C totalling approximately 1,500 sq ft.



ACCOMMODATION

The property has the following approximate Gross Internal floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Workshop	210.2	2,263
	Stores	47.2	508
First	Office & Staff	47.9	516
Total		305.3	3,286

TERMS

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

Alternatively, the freehold interest may be available for purchase.

TITLE

The property is owned Freehold within Titles K977514 & K977515.

RENT

Our client is seeking a rent of £37,500 per annum per unit (exclusive of business rates, insurances, and estate charges).

PRICE

Our client is seeking offers in excess of £550,000.

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The sum payable per quarter is currently £195.00.

INSURANCE

In respect of a letting the landlord will insure the building with the tenant liable to reimburse the annual premium.

PLANS

Any plans provided are for indicative purposes only.

BUSINESS RATES

The Rateable Value of the Property is shown on the Valuation Office website as follows:

Workshop & Premises £26,000

EPC

A copy of the Energy Performance Certificate can be made available upon request.

MISREPRESENTATION 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

All prices and rents are quoted exclusive of Value Added Tax.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281





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