



*the voice of experience*

Per Annum

Rent £16,650



**19 & 20 Honeywood Parkway, Whitfield, Dover CT16 3QX**

First Floor Office space in a new building on a new estate at Whitfield.

Easy access to the A2 and road network.

Close to warehouse shops and trade counter units.

Busy out of town location.

- **FIRST FLOOR OFFICE SPACE**
- **3 ALLOCATED PARKING SPACES**
- **OPEN PLAN OFFICE**
- **NEW LEASE AVAILABLE**
- **ENERGY RATING - B (26)**



To arrange a viewing please call **01304 246111**

Own entrance. Open plan area incorporating some kitchen units and sink. Own toilets to landing.

### Ground Floor

Staircase to first floor office space

### Landing

Incorporating two cloakrooms.

### Office Area

Approx. 146.57 sq m / 1577 sq ft.

Incorporating kitchen units.

### Externally

There are three allocated parking space. Plus visitor spaces on a first come basis.

### Services

Mains electric, water and drainage

### Rateable Value

To be advised

### Rent

£16,650 per annum

### Lease

A new lease is available. Terms to be agreed. The ingoing tenants will be responsible for internal repairs and decoration.

### Energy Performance Certificate

EPC Rating B (26)

### Legal Costs

The incoming tenant will be responsible for paying the landlord's reasonable legal fees for the preparation of the lease.

### Service Charge

The tenant is to reimburse the landlord 25% of the building insurance premium for the current year this is £850.00. Cost of repair to the exterior of the building 19-22 Honeywood Parkway. The tenant will also pay a share of the site maintenance of the common areas. eg roads, car parking spaces, window cleaning, etc. The tenant will also pay £50 pm towards the CCTV, alarm and door security.

The above information should be checked by your legal representative before proceeding.

### Viewing

Strictly by appointment with Tersons 01304 246111

Email: [dover@tersons.com](mailto:dover@tersons.com)



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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