

**MODERN INDUSTRIAL/WAREHOUSE****FOR SALE**

435.0 m² (4,683 sq ft) approx.

**52 Thomas Way
Lakesview Business Park
Hersden
Canterbury
Kent CT3 4JJ**

- **Situated on Established Estate**
- **Full Height Loading Door**
- **3-Phase Electricity**
- **Modern First Floor Offices**
- **Air conditioning**
- **Kitchen/staff rest room**

LOCATION

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

It has excellent communications, with the Thanet Way dual carriageway running just to the north and connecting the M2 motorway with the Thanet Towns. Sturry 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 15 minutes.

DESCRIPTION

The properties comprise a single storey industrial/warehouse unit, having a steel portal frame with brick and composite clad elevations with an insulated roof incorporating integral translucent panels.

The unit was purpose built for the current occupier to provide a workshop and warehouse on the ground floor with modern open plan offices on the first floor. It is finished to a good specification including the following features:

- Full Height Loading Door
- 3-Phase Electricity Supply
- Doubled Glazed First Floor Windows
- Modern Air-conditioned Offices
- Kitchen/staff restroom
- Disabled WC

ACCOMMODATION

The unit has the following approximate Gross Internal Floor areas:

Unit	Floor	Description	Area m ²	Area sq ft
52	Ground	Warehouse	259.8	2,797
	First	Offices	175.2	1,886
Total			435.0	4,683



TENURE

The property is held on a long lease for 999 years from 2000 which includes rights to pass over the shared access roads and use of the parking and loading area in front of the unit.

TERMS

The long leasehold interest is available for sale with vacant possession on completion.

We are instructed to seek offers in excess of £400,000 subject to contract and exclusive of VAT.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the service of Smartsearch to verify the identity and residence of purchasers.

SERVICE CHARGE

There is an estate Service Charge payable in relation to the maintenance and upkeep of the communal areas within the estate, further details on request.

BUSINESS RATES

The occupier will be responsible for the payment of business rates. The rateable value of this property is currently linked with the adjoining building and will need to be separated.

Interested parties are advised to refer any business rates queries to Canterbury City Council.

EPC

The property has been assessed within Band C (75). A copy of the assessment can be made available upon request.

UTILITIES

The tenant will be responsible for all utilities within the demise. The costs of electricity, water and septic waste will be recharged to the tenants.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Will Giles
01227 763663

Details amended January 2024

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.