

**BRAND NEW INDUSTRIAL UNITS****TO LET**

65.5 – 523.9 m² (705 – 5,640 sq ft) approx.

**Luckhurst Business Hub
Lakesview Business Park
Hersden
Canterbury
Kent CT3 4LB**

- **Brand New Terrace of Industrial/Workshop Units**
- **Established Business Park**
- **24/7 Access**
- **Eaves Height of Approx. 6m**

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

Luckhurst Business Hub comprises a brand-new development of two terraces of 5 industrial/workshop units. These units are finished to a good standard with electric roller shutter doors, kitchen and W.C. facilities, and concrete flooring.

There is an area to the front of each unit for parking and loading/unloading.

ACCOMMODATION

Each unit has a gross internal floor area of approximately 65.5m² (705 sq.ft.)

Unit	Area m ²	Area sq ft	Rent Per Annum
1	65.5	705	UNDER OFFER
2	65.5	705	UNDER OFFER
3	65.5	705	£9,480
4	65.5	705	£9,480
5	65.5	705	£9,480
6-10	327.5	3,525	£47,400

Units 6-10 are currently available as a whole but can be split to provide smaller units.

TERMS

Each unit is available by way of a new effective full repairing and insuring lease.

DEPOSIT

A deposit will be held by the landlord for the duration of the term. Further details are available on request.

SERVICE CHARGE

The tenant will be required to pay an estate Service Charge in relation to the maintenance and upkeep of the communal areas and site perimeter fencing.

BUSINESS RATES

Each tenant will be responsible for the payment of business rates. The units will be assessed upon completion of works.

EPC

Each unit will be assessed upon completion of works.

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
Hector Nelson
01227 763663

Details amended January 2024



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