



## MODERN OFFICE SUITE

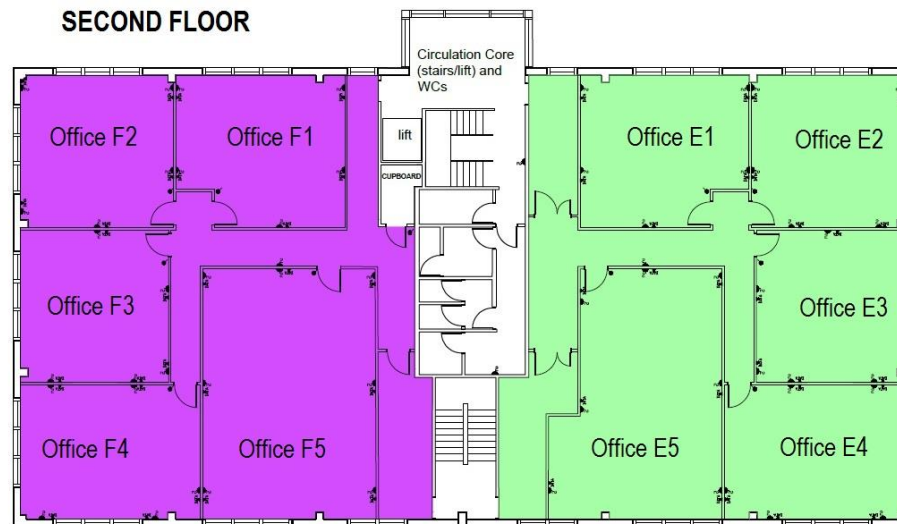
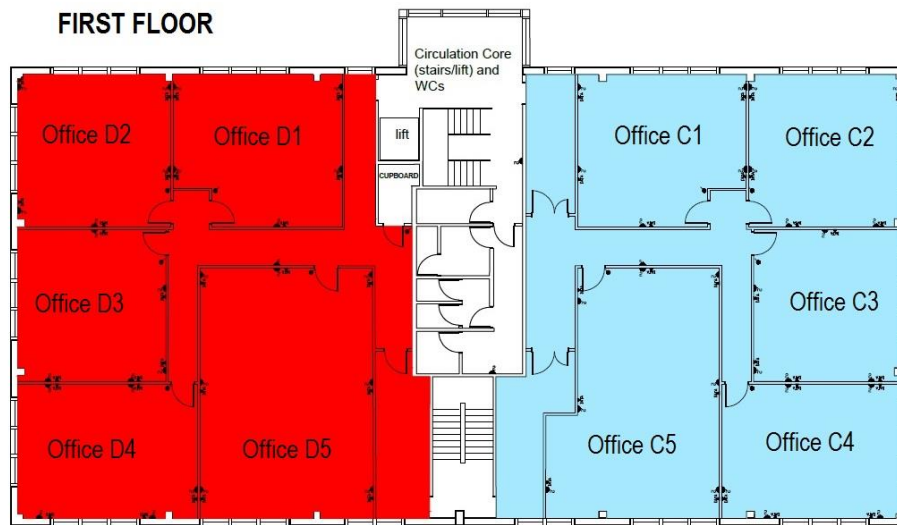
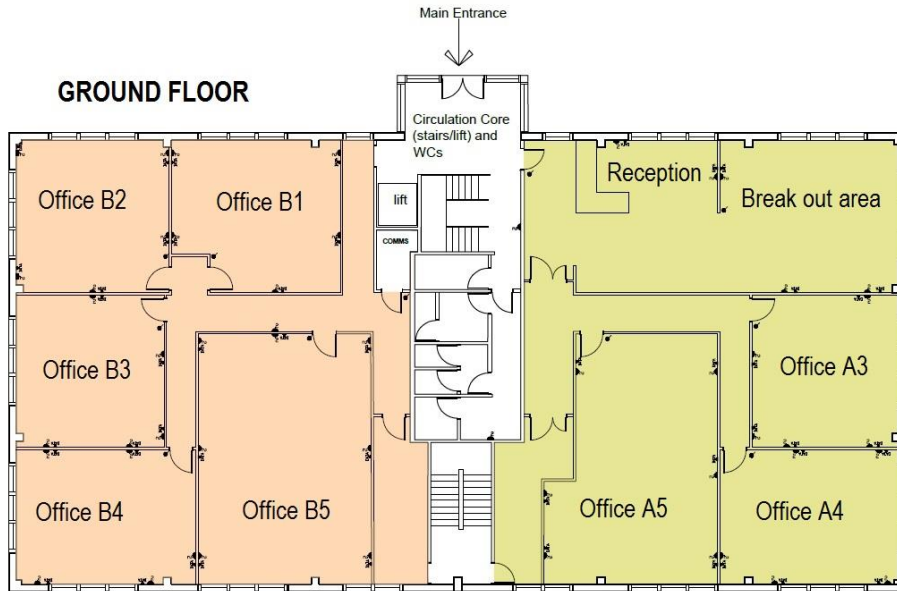
## TO LET

33.7 – 320.6 m<sup>2</sup> (363 – 3,453 sq ft) approx.

**Clover House**  
**Thanet Way**  
**Whitstable**  
**Kent**  
**CT5 3QZ**

- **Modern Air-Conditioned Office**
- **Available on All-Inclusive Easy-In Easy-Out Terms**
- **2 Allocated Parking Spaces**
- **Use of Meeting Room & Break Out Area**
- **8 Person Passenger Lift**
- **Excellent Access to the A299 Thanet Way**

# FLOOR PLAN



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.

**TERMS**

Each suite is available on flexible easy-in easy-out terms.

All quoted rents are inclusive of service charge and building insurance but exclusive of business rates, telecoms, internal cleaning and VAT.

Floor	Suite	m <sup>2</sup>	sq ft	Availability	Rent £pcm	Rent £pa
<b>Ground</b>	A3	35.8	385	-		
	A4	43.3	466	-		
	A5	58.7	632	AVAILABLE	£1,251	£15,020
	B1	39.9	430	-		
	B2	37.3	402	-		
	B3	35.9	386	-		
	B4	43.3	466	AVAILABLE	£922	£11,064
	B5	72.1	776	-		
<b>First</b>	C1	39.4	424	AVAILABLE	£839	£10,068
	C2	36.3	391	-		
	C3	35.6	383	-		
	C4	42.7	459	-		
	C5	64.9	698	-		
	D1	38.1	411	-		
	D2	34.9	376	AVAILABLE	£744	£8,928
	D3	37.0	399	AVAILABLE	£790	£9,480
	D4	42.5	457	-		
	D5	73.1	787	-		
<b>Second</b>	E1	40.9	440	-		
	E2	34.6	373	-		
	E3	33.4	360	-		
	E4	41.2	444	-		
	E5	65.9	709	-		
	F1	41.0	441	-		
	F2	34.7	374	-		
	F3	33.7	363	AVAILABLE	£719	£8,628
	F4	41.5	446	-		
	F5	73.6	793	AVAILABLE	£1,570	£18,840
<b>Total</b>		<b>1,251.3</b>	<b>13,468</b>			

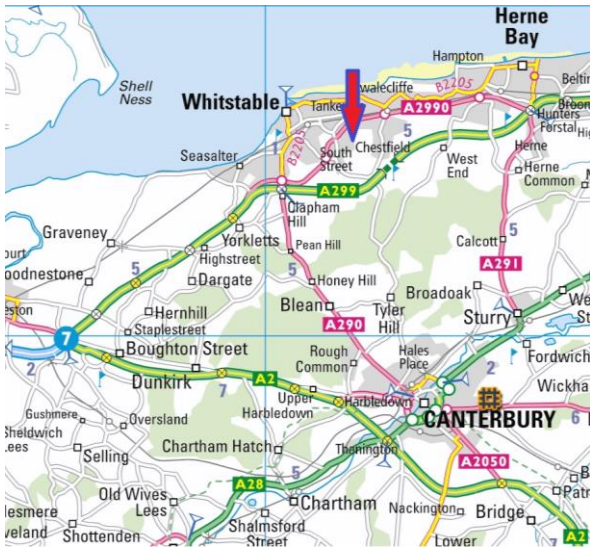
BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant 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.

## LOCATION

The property is on the outskirts of Whitstable on the north coast of East Kent, and around 8 miles north of Canterbury.

The John Wilson Business Park benefits from excellent road access, being a short distance from the A2990 (Thanet Way). This in turn provides access to the A299 (dual carriageway) which connects to the M2 motorway and the A2 to the south and the Thanet towns of Margate and Ramsgate to the east.

Chestfield and Swalecliffe railway station is about half a mile away providing services to Ramsgate, London and the north Kent towns



## DESCRIPTION

The building comprises a modern 3-storey office building which has been refurbished throughout with toilets and kitchen facilities on each floor.

The property has the following benefits:

- Heating/cooling air conditioning units
- Suspended ceiling with integral LED lighting
- Manned reception
- Perimeter trunking with CAT 6 cabling
- Carpets
- Excellent natural light
- Use of break out area with free Wi-Fi and reduced rate meeting room hire

## DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord.

## BROADBAND

Super Fibre-Optic Broadband Internet, providing 200 MBPS, and telephone services are provided and charged separately, please ask the agent for further information or a rate card.

## ACCESS

Access is 24 hours a day, 7 days a week.

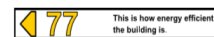
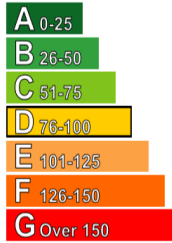
## CLEANING

The cost of cleaning of the communal areas is included within the rent. The tenant is responsible for cleaning their own suite.

## CAR PARKING

Each suite has use of two allocated parking spaces.

## EPC



## LEGAL COSTS

The Landlord's agent charges a Tenancy Administration fee of £100 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

## FINANCE ACT 1989

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

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Will Giles  
01227 763663

Details amended April 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.