

Unit 59 First Floor Whitstable Enterprise Centre  
Joseph Wilson Business Park Whitstable Kent

## Self-contained office/workshop



- Small self contained office/workshop
- Approx 524 sq ft
- Dedicated parking for 1 Vehicle
- Flexible Easy in/Easy out Terms, available to view now
- Kitchen point, Separate WC

Asking rent: £5,000 p.a. (£96 per week) plus vat, service charge and buildings insurance

### Location

Whitstable Enterprise Centre forms part of the popular and established Joseph Wilson Industrial Park adjacent to a large Tesco Superstore.

There is good access to the A299 and A2990 road network leading to the M2 and all local Towns. Whitstable Town Centre and popular harbour and seafront is approximately 3 miles.

### Description

A self-contained business suite on the first floor with double glazed entrance door to reception area. There are double glazed windows to front, separate wc, kitchen point and open plan workspace with power points and lighting.

24 hour access and available for immediate occupation.

Flexible terms offered

One allocated parking space plus dedicated communal parking area for Whitstable Enterprise Centre.

### Lease

Flexible easy in/ easy out terms available, further details upon request

### Accommodation

The Approximate dimensions are as follows:

	Metric	Imperial
First floor offices	48.7 sq m	524 sq ft

### Rental

£5,000 per annum (£96 per week) exclusive of rates and any service charges. Rental payable monthly in advance. A THREE MONTH rent deposit will be required aside from normal rent.

### EPC

Available upon request

### Legal Costs

Ingoing tenant to be responsible for all reasonable legal costs in preparing the new lease.

### VAT

We understand that the property is elected for VAT.

### Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

### Local Authority

Canterbury City Council

## Viewings

All viewings are strictly by appointment through Sole agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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