

First Floor Offices and Ground Floor Offices 22 Hawks Lane, 1-2
Jewry Lane, 77 Stour St, 22 & 23 Hawks Lane, Canterbury, Kent,
CT1 2NU

Offices To Let



- Open Plan Office Space
- 173.12 sq m (1,862 sq ft)
- Partially Air-conditioned
- Close to City Centre and Mainline train station
- Allocated Parking 6/7 Bays
- Storage space

Asking rent: £27,000.00 p.a. (£2,250 pcm) exclusive of outgoings

Location

The subject premises are located close to Canterbury City Centre and Canterbury East mainline Railway station. The property also can easily access the A2 / M2 motorway network.

Description

Open Plan Office Space, consisting of 2 floors, and a storage facility. Two good sized rooms (not joined) set with 2 kitchenettes and 2 toilets. The rooms are carpeted and also have good lighting and a selection of power and IT points category 5 cabling (not tested). Air conditioning system that heats and cools (not tested). Gas fired boiler (shared with other occupants) There is allocated parking to the rear of the building, 6/7 allocated parking bays. Viewing essential!!

Lease

To let on new full repairing and insuring lease for a term of years to be agreed. Subject to upward only rent reviews.

Accommodation

	Metric	Imperial
Main Office	76.45 sq m	823 sq ft
Office	7.05 sq m	76 sq ft
Ground Floor Office	59.97 sq m	645 sq ft
Office	3.64 sq m	39 sq ft
Storage	26.01 sq m	279 sq ft
Total	173.12sq m	1862 sq ft

Use

Class E office.

Rental

£27,000 per annum (£2,250pcm) exclusive of rates and any service charges. Rental payable quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Rates

Interested parties should contact Canterbury City Council for verification

EPC

See below

Legal Costs

Each party is to pay their own legal costs in this matter.

VAT

We understand that the property is not 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 agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

Attn. Vanessa Mokwena

Direct Line: 020 3937 5089

Mobile: 07780398553

Office : 01227 770587

vanessa@azurepc.co.uk

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

Azure Property Consultants Ltd for themselves and for the Vendors or Lessors of these properties whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Azure Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to these properties.

Please note that as asset managers of the company which owns this property some of the directors of Azure Property Consultants Ltd are also directors of the company which owns the property. Some directors are also beneficial owners of minority shareholdings in the owning company.





Energy Performance Certificate

Non-Domestic Building



Unit 1a
Dane John Works
Gordon Road
CANTERBURY
CT1 3PP

Certificate Reference Number:
0960-2012-0381-5800-7084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

◀ **87**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	80
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

102 If typical of the existing stock