

Unit 13e Miners Way
Lakesview Business Park Canterbury CT3 4JQ

Modern Business Unit with Parking



- Workshop/storage and suite of 3 offices on first floor
- 1,872 sq ft Total approx area
- Nicely fitted out and ready for occupation
- Dedicated parking for 4 vehicles to front

Asking rent: £14,000 p.a. exclusive of usual outgoings

Location

The increasingly popular Lakesview International Business Park with its established mix of national and local occupiers providing good office, warehouse and light industrial opportunities. The park is located just off the A28, the main route between Canterbury and Thanet and approximately 15 minutes from the A299 Thanet Way which leads to all the major motorway routes.

Description

A popular end of terrace unit with block paved parking forecourt to front for up to four vehicles. Electric roller shutter doors to warehouse with three phase power supply, decorated through, kitchen point, under stair storage and DDI compliant toilet facility. Further entrance door to reception via intercom system stairs leading to a very well decorated suite of three offices with carpets, suspended ceiling, power and IT points, air conditioning and window blinds. There is a further kitchen and separate toilet facility. Viewing highly recommended.

Lease

To let on a new full repairing and insuring lease for a term of years to be agreed.

Accommodation

	Metric	Imperial
Ground Floor	86.15 sq m	927 sq ft
First Floor	87.75 sq m	944 sq ft
Total	173.9 sq m	1,872 sq ft

Use

Class B1 offices and light industry

Rental

£14,000 plus VAT per annum exclusive of rates and any service charges. Rental payable monthly or quarterly in advance. A rent deposit of £3000 plus vat will be required and held for the duration of the term.

Rates

Interested parties should contact Canterbury City Council for verification

EPC

See below

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

Attn. Brian Chatfield

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brian@azurepc.co.uk

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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Energy Performance Certificate

Non-Domestic Building



Unit 13e
Lakesview International Business Park
Miners Road, Hersden
CANTERBURY
CT3 4LQ

Certificate Reference Number:
0920-8935-0309-4930-8024

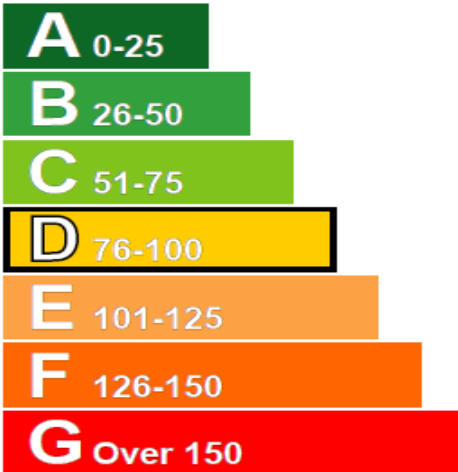
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ 97 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	152
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	47.2

Benchmarks

Buildings similar to this one could have ratings as follows:

43	If newly built
77	If typical of the existing stock