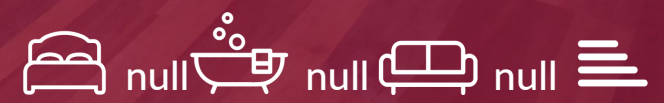


Miners Way, Lakesview International Business Park, Hersden, Kent, CT3 4QL

£1,500 Per Month





## Miners Way

### Lakesview International Business Park, Hersden CT3 4QL

Ready to move your offices? This well lit industrial unit which is located on the popular and well-established Lakesview International Business Park is constructed of a steel frame structure with insulated deep profile composite cladding and is both low maintenance and aesthetically pleasing.

This unit is fitted out to a very high standard throughout, comprising entrance hallway leading to large Boardroom/rest room area accessed internally or via the mechanical roller shutter. This area also has double glazed windows and door to allow maximum natural light. The tidy and functional kitchen is well equipped, with a dishwasher available under part managed service. There is a separate shower room (great for staff to use who cycle to work) and cloak room.

Upstairs you will find a large open plan office space with large fitted desks and storage units again this area has been designed to have maximum natural light there is also an enclosed double office area.

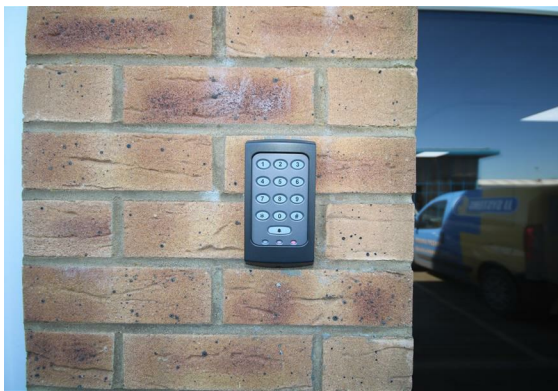
Great attention has been paid to the network & electrical cabling installation, LED lighting throughout and hardwearing LVT laid throughout the office areas. The suspended ceilings in the office areas are fully insulated with air conditioning installed throughout. Electrical car charging point and parking for 6 cars comes with this great office space.

A part managed service can be provided, to include share of super fast Leased Line & air conditioning servicing.

An administration charge of £300 including VAT is payable to process references.

Lease 3 years initially with 1 year break clause

### Car park for 6 vehicles







**Electric car charging point**

**Ground Floor**

**Office/Shower room area**  
33'0" x 16'4" (10.070 x 4.998)

**Under stair storage cupboard**

**Kitchen**

10'10" x 4'9" (3.319 x 1.450)

**WC**

4'6" x 5'8" (1.392 x 1.752)

**Cloakroom**

6'1"vx 8'10" (1.875vx 2.717)

**Shower/Utility room**

8'2" x 4'6" (2.510 x 1.390)

**First Floor**

**Office 2**

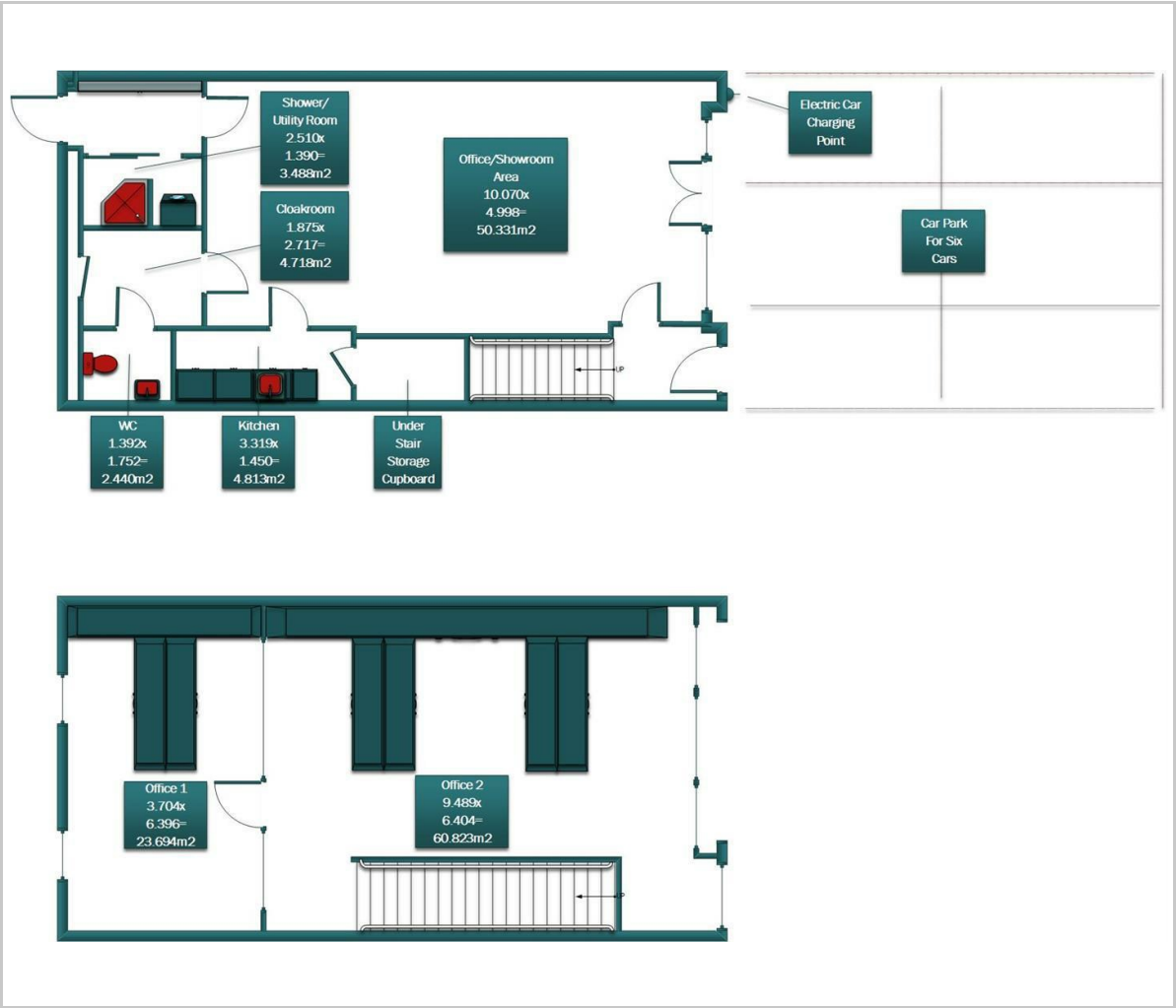
31'1" x 21'0" (9.489 x 6.404)

**Office 1**

12'1" x 20'11" (3.704 x 6.396)



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

