

Coach House Mews Offices
Quex Park Estate
Birchington
CT7 0BH

£1,670 plus VAT per calendar month

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
e: sandwich@finns.co.uk
www.finns.co.uk



Approximately 1,352sqft of office space.

Car Parking for up to eight cars.

Quiet yet convenient location.

Coach House Mews Offices
Quex Park Estate
Park Lane
Birchington
CT7 0BH

A flexible office space within a traditional coach house on the Quex Park Estate near to Birchington.

Situated

The office is found on the Quex Park Estate, which lies near to Birchington village and west of Margate. The junction with the A299 dual carriageway (Thanet Way) is approximately 3 miles away providing easy access onto the M2 motorway. High speed trains from Margate to London St Pancras take 1 hour 28 minutes. The Port of Dover and the Channel Tunnel at Folkestone are also within easy reach.

Description

The office suite is situated within a traditional converted coach house adjacent to the main manor house at Quex Park Estate in a quiet location. The accommodation is laid out as follows.

Ground Floor

- Office one 4.29m x 2.85m
- Office two 9.46m x 5.50m
- Communal kitchen
- WC's

First Floor

- Office one 4.28m x 2.85m
- Office two 9.38m x 5.24m

There are centralised fire and security alarm systems running throughout the building, along with a keypad entry system. All of the offices are fitted with modern network cabling and electrical sockets.

Outside

There is parking for up to eight cars.

Services

The office comprises wall mounted electric heaters. Mains electricity and mains water are also provided. Drainage is via a private system into a cess pit. The landlord will recharge the cost of electric, but charges associated with water and drainage are included in the rent.

Tenure

The premises will be offered on a lease agreement to be contracted out of the security and tenure provisions of the Landlord & Tenant Act 1954, subject to a minimum term of 3 years. The tenant will be obliged to maintain suitable third-party liability cover and contents insurance, but the landlord will be responsible for the buildings insurance and any external repairs.

Local Authority

Thanet District Council. Tel: 01843 577000.
www.thanet.gov.uk

Planning

The building has been granted planning consent for office use falling under B1(a).

Energy Performance Certificate

Energy Rating D (87)

Business Rates

These are to be the responsibility of the tenant. Rates relief may be available dependant on individual circumstances. For further information please speak to Thanet District Council.

Landlords Legal Costs

The ingoing Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Rent and Deposit

The initial rent will be payable quarterly in advance. The cost of electric will be payable in addition. A deposit equivalent to three months' rent will be held against dilapidations and non-performance with no interest payable.

Viewing: By appointment through Finn's, Sandwich tel: 01304 626093.

Date: These particulars were updated: June 2024



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in