

Unit 1c Denne Hill Business Centre  
Womenswold  
Nr Canterbury  
CT4 6HD

**£600 per calendar month plus VAT  
including Service Charge**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 454111  
e: canterbury@finns.co.uk  
www.finns.co.uk



Modern Ground Floor Office of about 23m<sup>2</sup> (247ft<sup>2</sup>)

Attractive Parkland Location

Close to A2 dual carriageway

Ample Car Parking

**Unit 1c is a ground office with electric thermostatic heating and perimeter trunking extending to 23m<sup>2</sup> (247ft<sup>2</sup>). The Unit has the use of a lobby, kitchen and WCs shared with the 3 other offices in Unit 1.**

The property forms part of a range of converted offices in a beautiful quadrangle of Victorian model farm buildings. Other occupiers of the Business Centre include a pharmaceutical company, two property management companies, a prestigious national land agent and a recruitment consultancy. The Business Centre is situated in attractive and extensive parkland.

### **Location**

Womenswold is about 9 miles southeast of the Cathedral City of Canterbury, in a convenient location just off the A2 dual carriageway. Dover is about 9 miles away and the M2 can be joined at Faversham, about 16 miles away. The HS1 rail service to London St Pancras runs from both Dover Priory and Canterbury West taking just over an hour and just under an hour respectively.

### **Directions**

Take the A2 from Canterbury towards Dover. At Barham, take the B2046 towards Wingham, then the first turning right to Womenswold. The next right turn leads to Denne Hill Farm where the Business Centre is clearly signed.

### **Terms**

The office is available on "Easy-in & Easy-Out" basis on a Tenancy at Will for an initial period of one year with one quarter's notice required thereafter. The Licence Fee of £600 plus VAT per calendar month will be payable monthly in advance and includes the service charge (covering cover buildings insurance, fire safety systems, CCTV, water, waste disposal, and the cleaning, maintenance and repair of the communal and external areas). The Landlord reserves the right to levy an extra charge for excessive electricity usage.

### **Deposit**

A deposit of one quarter's rent plus VAT will be held against dilapidations and non-performance.

### **Broadband & IT support**

Broadband is provided via a private leased line. The cost to each tenant depends on the bandwidth required. As it is a private line 20Mb is adequate for most users which is £30 + VAT per month. Additional amounts are available. Tenants are responsible for their own internal network and equipment, including the initial set up and connection to the leased line. The broadband provider can also offer IT support to tenants including equipment and network set up, security, project work, hardware and software support on an ad hoc or contract basis.

### **Business Rates**

The current Rateable Value is £3,100 per annum. Small Business Rates Relief may be available dependent on the individual circumstances of the incoming tenant. Further information can be obtained from Canterbury City Council.

**Parking:** 1 allocated space outside Unit 1, and ample parking in the main car park to the rear of the Business Centre.

### **Hours of Business**

0800 to 1930 Monday to Friday, 0800 to 1300 on Saturday with no working on Sunday or Bank Holidays.

### **Legal Costs**

There will be a charge of £150 + VAT for the preparation of the Tenancy at Will.

### **EPC**

The property has been assessed in Band "D".

**Viewing:** Strictly by appointment with the Agents. Telephone (01227) 454111 or email [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk). If you are unsure about any details of this property, please speak to a member of staff who has seen the property, prior to your visit.

**Date:** These particulars were prepared in February 2024.

#### **Agent's Note: Consumer Protection Regulations**

The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
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FINN'S SANDWICH  
2 Market Street  
Sandwich  
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FINN'S ST NICHOLAS AT WADE  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 848230

