



Unit 5 Stone Way  
Lakesview Business Park Hersden CT3 4GP  
£1,000 PCM





## Unit S Stone Way, Lakesview Business Park, Hersden, CT3 4GP

This development of offices are situated on the popular Lakesview Business Park just off the A28. There are a good mix of local and national operators. The site provides good access to Canterbury and the A299 Thanet Way linking Ramsgate Port and the M2/A2 road network

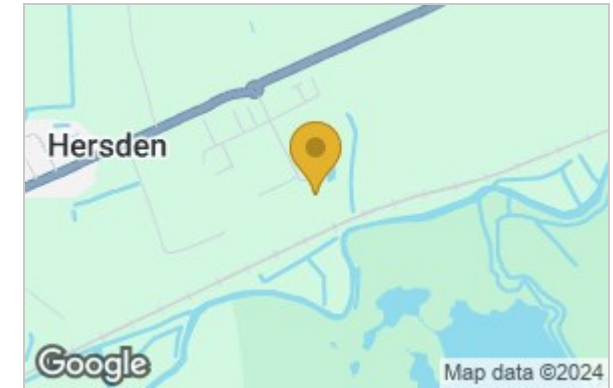
The offices have individual double glazed entrance doors and windows throughout. Each unit is set over a ground and first floor layout with WC and kitchenette to the ground floor. The total floor area to each floor is 10m x 4.5m (minus the stairs to upper floor). Block paved parking forecourt to front.

We are instructed to seek early interest for full repairing leases from £12,000 per annum (+ VAT). Terms negotiable.

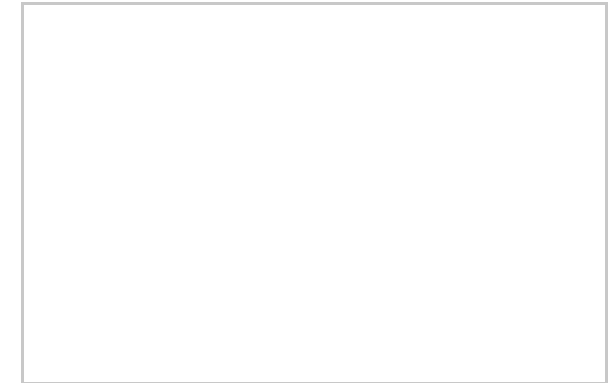
Rateable Value - interested parties are advised to make their own enquiries with the local authority, Canterbury City Council.



## Area Map



## Floor Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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