



Strasbourg Street, Westwood Industrial Estate, Margate, Kent, Ct9 4JJ
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AHC Property Ltd
Commercial & Residential
Property Specialists

www.ahcproperty.co.uk

Property Particulars

Unit 16, Chislet Close, Lakeview Business Park, Hersden CT3 4LB

**Flexible space for many business uses. Offices,
Industrial, Storage or Mixed use**



TERM

The property is being offered on a new lease. The lease will be a minimum 12 month

Usage

Would be ideal as:

Flexible space for many business uses.
Offices, storage or mixed use

RENT

£1500.00 per month

Additional costs

Electricity, Water and telecoms
No deposit
No service charge
No agent fees

BUSINESS RATES

Eligible for small Business rates relief.
subject to conditions.

(Prospective tenants are advised to make their own inquiries with the local authority)

ENERGY PERFORMANCE RATING The property has an EPC rating of E.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through AHC Property Ltd on 01843 220168 or 07884494233

Steve Adams
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LOCATION

The property is found just off Island Road on the on the Lakeview Business Park, which is situated just outside of Canterbury. The park comprises a range of different size industrial, Commercial, Office, Storage and Studios.

The park is found just 15 minutes from Canterbury City Centre

DESCRIPTION

Business unit to rent immediately.

- Modern recently refurbished unit spread over 2 floors
- 1699 sqft (approximately) .
- 14m * 6.4m at widest points on each level
- Individual loading roller shutter, with separate personel entrance
- Stairs to offices upstairs
- 24/7 access
- External parking
- Self contained Kitchen and toilet facilities on both levels
- Eligible for small Business rates relief. subject to conditions