



**AHC Property Ltd**  
Commercial & Residential  
Property Specialists

Strasbourg Street, Westwood Industrial Estate, Margate, Kent, Ct9 4JJ  
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## Property Particulars

### Unit 16a, 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, industrial, storage or mixed use

#### **RENT**

£926.00 per month

#### **Additional costs**

Electricity and telecoms  
No deposit  
No service charge  
No agent fees

#### **BUSINESS RATES**

Eligible to 100% 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**  
[steve@ahcproperty.co.uk](mailto:steve@ahcproperty.co.uk)

#### **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, with the option of additional office space in above
- 926 sqft (approximately)
- Individual loading roller shutter, with separate person entrance
- 24/7 access
- External parking
- Self contained Kitchen and toilet facilities
- Eligible to 100% small Business rates relief. subject to conditions