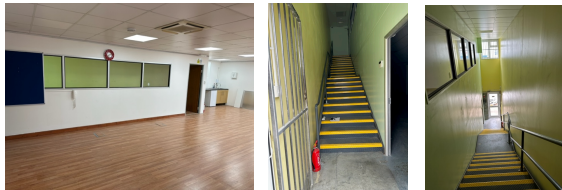
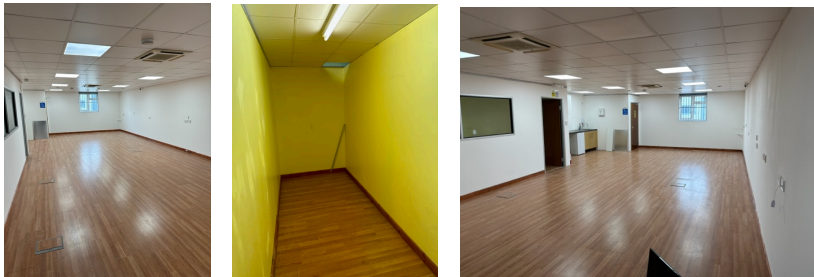




Property Particulars

Unit 16b, Lakeview Business Park, Hersden CT3 4LB

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



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, Office, Storage and Studios.

The park is found just 15 minutes from Canterbury City Centre

DESCRIPTION

Business unit to rent immediately.

- Modern recently refurbished first floor unit, with the option of additional space in below
- 773 sqft (approximately) .
- 14m * 6.4m at widest points
- Individual loading roller shutter, with separate personel entrance
- 24/7 access
- External parking
- Self contained Kitchen and toilet facilities
- Eligible to 100% small Business rates relief. subject to conditions

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

£869.00 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