

Suite A, Saxon House

John Roberts Business Park, Pean Hill, Nr Canterbury, Kent CT5 3BJ



- Self-Contained Office Suites
- 5 Allocated Car Parking Spaces
- Undergone Complete Refurbishment
- Eligible for Small Business Rates Relief
- High Speed Broadband Connectivity

Modern Office Suite
To Let

86.4 m² (sq ft) approx.

LOCATION

The property is located in Pean Hill, a picturesque village positioned equidistant from Canterbury to the south and Whitstable to the north.

Accessed directly from the A290, The John Roberts Business Park is an established office complex comprising five self contained modern office buildings.



DESCRIPTION

The property comprises a self contained office suite, having its own kitchen and toilet facilities on the ground floor of this modern building.

Arranged as mix of open plan and private meeting rooms, the suite has undergone a complete refurbishment to a high specification which includes:

- Modern Lighting
- Perimeter Trunking (Inc. Power & Data)
- Modern Electric Heating
- Carpeted Floors
- uPVC Double Glazed Windows

Externally, the suite will have the use of 5 allocated car parking spaces within the adjacent office car park.

ACCOMODATION

The property has the following approximate Floor Areas:

Saxon House	Floor	Area (m ²)	Area (sq ft)
Suite A	Ground	86.4	930

TERMS

The suite is available to let by way of a new effective Full Repairing & Insuring Leases for a term to be agreed.

RENT

Our clients are seeking a rent of £16,000 per annum (exclusive of Business Rates, Service Charge and VAT).

SERVICE CHARGE

Tenants are to contribute a fixed sum of £3,000 per annum towards the maintenance and repair of the communal areas.

BUSINESS RATES

The suites have been assessed as follows:

Suite A Office & Premises - £10,000

Prospective interested parties are encouraged to make their own investigations via the relevant rate paying authority.

LEGAL COSTS

Each party to bear their own legal and professional costs.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT).

Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

EPC



1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

VIEWINGS

Strictly by prior appointment through sole agents:

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