

Freeman House

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



- Self-Contained Office Building
- 20 Allocated Car Parking Spaces
- Due to Undergo Refurbishment
- Picturesque Rural Setting
- High Speed Broadband Connectivity

Modern Office Building
TO LET

339.4 m² (3,653 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 modern office buildings.

DESCRIPTION

The property comprises a detached and self contained office building of brick elevations and timber weatherboarding beneath a pitched tiled roof.

It is arranged to provide offices over ground and first floor levels, accessed off an imposing entrance lobby.

Arranged as mix of open plan and private meeting rooms, the building is due to undergo refurbishment to a high specification which will include:

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

Each floor has use of two private kitchens and both male and female toilets.

CAR PARKING

Externally, the office will have the use of 20 allocated car parking spaces within the adjacent office car park.

ACCOMODATION

The property has the following approximate Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Lobby	20.2	139
	Offices	146.7	1,579
	Kitchen & Staff	12.9	139
First	Offices	146.7	1,579
	Kitchens & Staff	12.9	139
Total		339.4	3,653

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent in the region of £65,000 per annum (exclusive).

SERVICE CHARGE

The Tenant is to contribute a fixed sum of £12,000 per annum towards the maintenance and repair of the communal areas.

BUSINESS RATES

The property have been assessed as follows:

Suite A:	£11,250
Suite B:	£11,000

INSURANCE

The Landlord will arrange for buildings insurance with the Tenant responsible for reimbursing the annual premium.

USE CLASS

The property is suitable for office uses within Class E.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

PHOTOS

The photos used are not representative of the property and are used as an illustration for when the refurbishment works have completed.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

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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