

# Unit 3G, Sparrow Way

Lakesview Business Park, Hersden, Kent CT3 4JH

 **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Established Trading Location
- Available Immediately
- Electric Roller Shutter Door
- 3Phase Electricity
- Modern First Floor Offices

**Industrial/ Business Unit  
TO LET**  
269.5 m<sup>2</sup> (2,901 sq ft) approx.

## LOCATION

The property is located on the Lakesview Business Park on the eastern outskirts of Hersden, adjacent to the A28, approximately seven miles north-east of Canterbury city centre.



## DESCRIPTION

The property comprises an end terraced single storey industrial/warehouse unit that has been adapted by the installation of a full cover mezzanine floor.

The ground floor provides workshop/ storage areas having a concrete floor, a mix of modern and fluorescent lighting, and WCs. The unit can be accessed by both a pedestrian door (with security shutter) and electric roller shutter door.

The first floor providing a mix of open plan and cellular offices incorporating a kitchen and WC.

Externally, the unit benefits from parking and loading on the forecourt to the front.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Warehouse/ Stores	145.0	1,560
First	Stores	124.5	1,340
Total		269.5	2,901

## 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 of £25,000 per annum (exclusive).

## DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

## BUSINESS RATES

The property is assessed as follows:

Warehouse & Premises: £12,250

## ESTATE CHARGE

The common parts of the estate are maintained for which a fair proportion of the total cost is recovered from each occupier. The contribution for Unit 3G is currently £400.

## INSURANCE

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the the annual premium. The contribution for Unit 3G is currently £780.

## USE

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## FINANCE ACT 1988

The property is not elected for VAT.

## EPC

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

## PLANS

Any plans are for indicative purposes only.

## MISREPRESENTATIONS ACT 1967

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

## 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.

## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
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sibleypares.co.uk





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