

Property Particulars

HERSDEN,

17 CHISLET CLOSE
LAKESVIEW BUSINESS PARK

**MODERN LIGHT INDUSTRIAL UNIT TO LET AS A
WHOLE OR FLOOR BY FLOOR**



TERMS

The property is to be let as a whole or on a floor by floor basis on a new lease for a term of years to be agreed.

ENERGY PERFORMANCE ASSET RATING:

ENERGY PERFORMANCE
ASSET RATING: **TBC**

FEES

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VALUE ADDED TAX

VAT will be charged if applicable.

RENT

The ground floor is to be let at **£7,500 pax** and the first floor at **£6,000 pax**.

Alternatively

The whole building is available at **£12,250 pax.**, in all cases **subject to contract**.

FEES

The ingoing tenant/purchaser is to be responsible for both parties legal costs incurred in this transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: ian@clarkecrittenden.com
brent@clarkecrittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

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SITUATION

These premises are situated just off the A28 at the beginning of the newly developed Lakesview Business Park with access to Canterbury City Centre, Thanet and the A299 Thanet Way which in turn leads to the motorway network.

DESCRIPTION

The property has accommodation upon ground and mezzanine levels. A steel staircase leads to a first floor mezzanine from the front of the building. There is a roller shutter door.

The approximate dimensions are as follows:

Internal Width	6.50m	21' 04"
Built Dept	12.60m	41' 03"

Area 1

Ground floor area	73.30 sq m	789 sq ft
Toilet		

Area 2

First floor Mezzanine	76.00 sq m	818 sq ft
Toilet		

Parking to the front

BUSINESS RATES

We understand from the VOA register that the Rateable Value is £7,300.