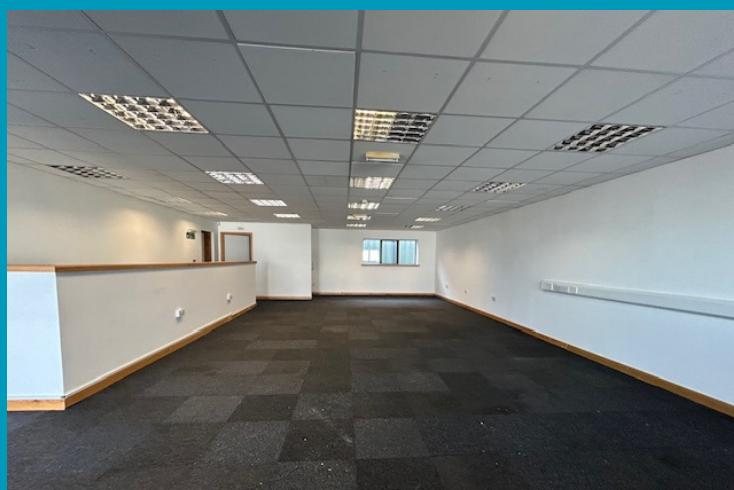
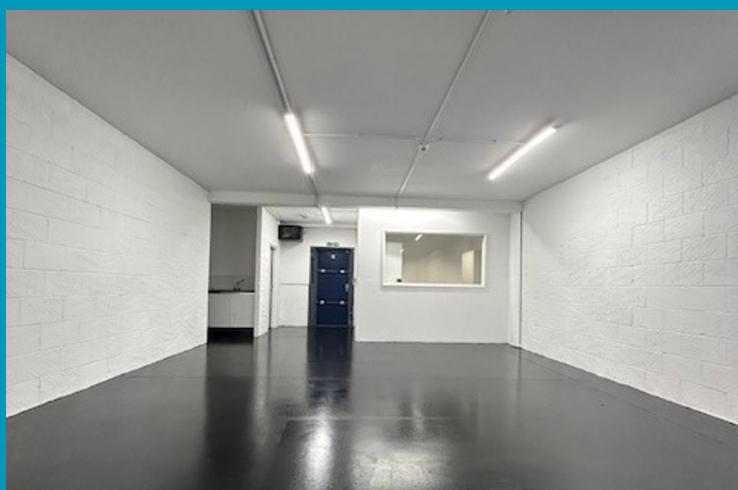


**TO LET** Unit 13C

Lakesview International Business Park  
Canterbury  
CT3 4LQ



## FIRST FLOOR OFFICE & GROUND FLOOR WAREHOUSE

- Modern unit within Lakesview Business Park, Hersden
- Allocated on-site parking for up to five vehicles
- Quiet position within a terrace of four units
- Secure entry system with glazed frontage
- Approx. 1,462 sq ft (135.90 sq m) total net internal area



# UNIT 13C, MINERS WAY, LAKESVIEW INTERNATIONAL BUSINESS PARK, HERSDEN, CANTERBURY, KENT, CT3 4LQ

Unit 13C comprises a mid-terrace unit within a modern development and is the second unit in a terrace of four. The property is set back from the estate road and benefits from ample parking to the front. The unit features glazed frontage at both ground and first-floor levels, with secure keypad-controlled access and intercom entry to the main entrance.

Internally, the ground floor provides warehouse/storage accommodation, while the first floor offers an open-plan office suite accessed via an internal staircase. The offices benefit from carpeted flooring, suspended ceilings, smoke alarms and detectors, and a secure door entry system. The property further benefits from allocated on-site parking for up to five vehicles.

## Location

The property is situated just off the A28 within the well-established Lakesview Business Park, offering excellent connectivity to Canterbury city centre, the A229 Thanet Way and the A2, providing direct routes towards London and the wider Kent region.

Unit 13C is positioned within a terrace of four units off Thomas Way, benefitting from a quiet setting with no through traffic and located opposite the Hi-Way Services compound.

## Accommodation

	Sq Ft	Sq M
Ground floor	715	66.42
First Floor	747	69.4
<b>TOTAL</b>	<b>1,462</b>	<b>135.82</b>

## Business Rates

The tenant will be responsible for the payment of business rates.

Rateable Value: £12,750

UBR (2025/26): 49.9p

Interested parties are advised to make their own enquiries with Canterbury City Council. Small Business Rates Relief may be applicable.

## Legal Costs

The tenant is to contribute £400 plus VAT towards the landlord's legal fees and photographic schedule.

## Tenure & Terms

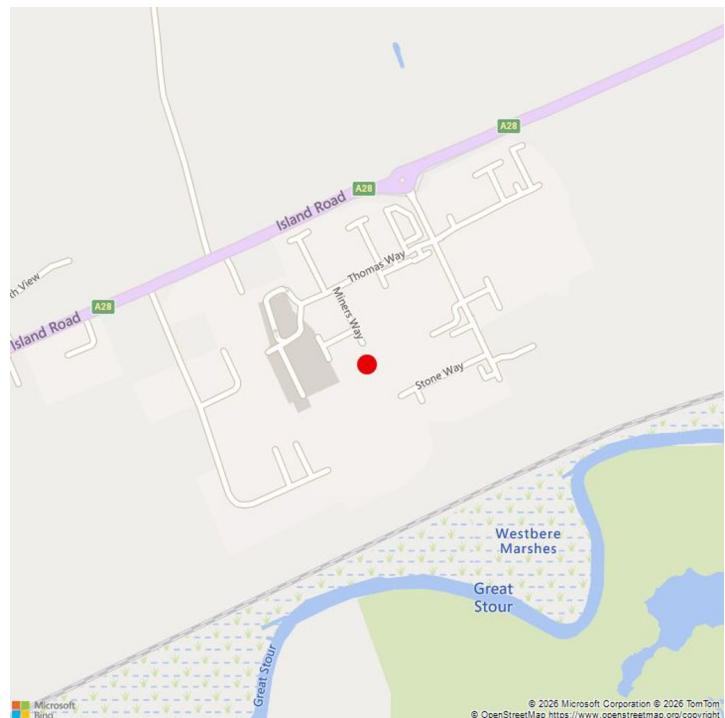
The property is available to let at a rent of £14,000 per annum plus VAT, payable monthly in advance on an effective full repairing and insuring lease. Lease length is negotiable.

Rent deposit: 3 months (£3,500) plus VAT

Year 1 REDUCED £12,000 per annum plus VAT (subject to a minimum 3-year lease)

A building maintenance charge of £300 plus VAT is payable, covering external cleaning, sewer drains and parking area maintenance. The Lakesview Estate service charge is currently £360 per annum plus VAT.

The tenant will be responsible for all utilities and business rates.



## Additional Information

### Rent

£14,000

### EPC

C

### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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