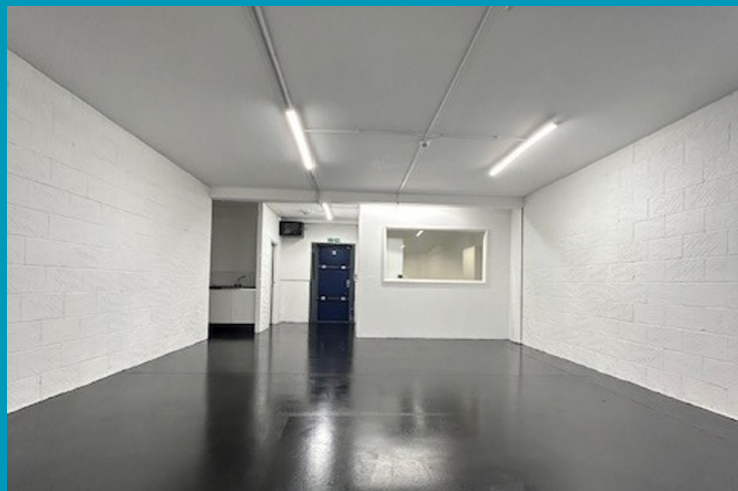


TO LET Unit 13C

Lakesview International Business Park
Canterbury
CT3 4LQ



FIRST FLOOR OFFICE & GROUND FLOOR WAREHOUSE

- Year 1 REDUCED £12,000 per annum plus VAT (subject to a minimum 3-year lease)
- Allocated on-site parking for up to five vehicles
- Quiet position within a terrace of four units
- Secure entry system with glazed frontage



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
TOTAL	1,462	135.82

Business Rates

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

Rateable Value: £17,500

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 on flexible lease terms.

Stepped Rent Incentive (subject to a minimum 3-year lease):

Year 1: £12,000 per annum plus VAT

Years 2 & 3: £14,000 per annum plus VAT

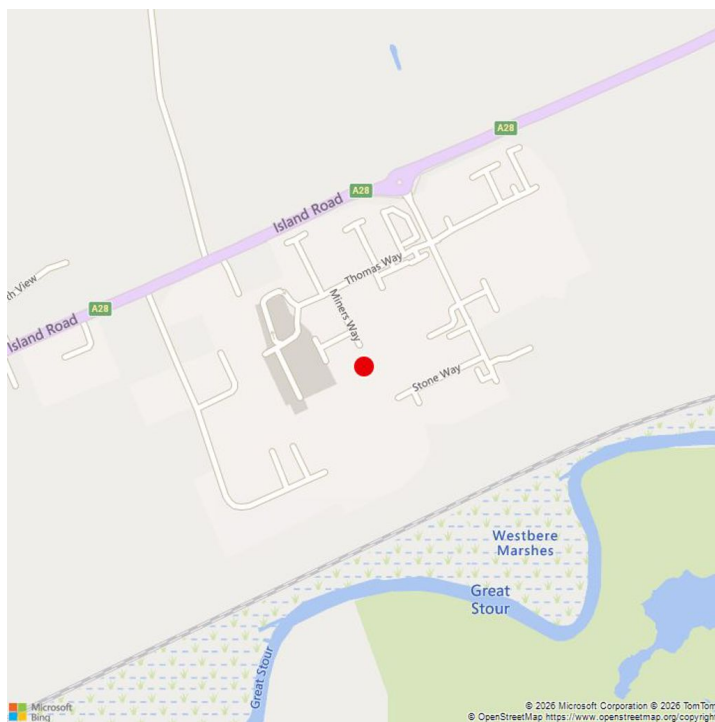
The rent is payable monthly in advance on an effective full repairing and insuring lease.

A rent deposit equivalent to three months' rent (£3,000 plus VAT) is required.

A building maintenance charge of £300 per annum plus VAT is payable, covering external cleaning of the building, sewer drain maintenance and maintenance of the parking areas. The Lakesview Estate Service Charge is currently £360 per annum plus VAT.

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

A detailed summary of the occupational costs is available upon request.



Additional Information

Rent

£12,000 Per Annum

EPC

C

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

Vanessa Mokwena

01227770587

vanessa@azurepc.co.uk