



REGAL
—LETTINGS—



Unit U Stone Way
Lakesview Business Park Hersden CT3 4GP
£1,000 PCM



Unit U Stone Way, Lakesview Business Park, Hersden, CT3 4GP

This development of offices are situated on the popular Lakesview Business Park just off the A28. There are a good mix of local and national operators. The site provides good access to Canterbury and the A299 Thanet Way linking Ramsgate Port and the M2/A2 road network

The offices have individual double glazed entrance doors and windows throughout. Each unit is set over a ground and first floor layout with WC and kitchenette to the ground floor. The total floor area to each floor is 10m x 4.5m (minus the stairs to upper floor). Block paved parking forecourt to front.

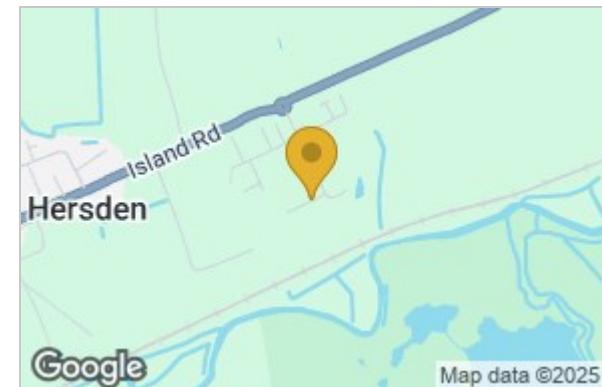
We are instructed to seek early interest for full repairing leases from £12,000 per annum (+ VAT). Terms negotiable.

Rateable Value - interested parties are advised to make their own enquiries with the local authority, Canterbury City Council.

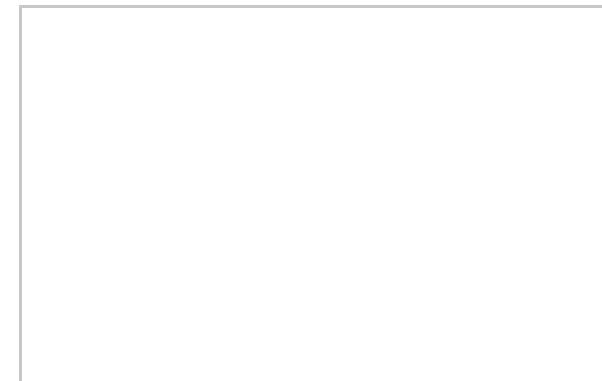


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	