

TO LET

First Floor Offices

Ground Floor Reception:	90 sq.ft	(8.4 sq.m)
First Floor Offices and Kitchen:	1,300 sq.ft	(120.8 sq.m)
Total:	1,390 sq.ft	(129.2 sq.m)

**First Floor 171-172 John Wilson Business Park,
Harvey Drive, Chestfield, Whitstable, Kent. CT5 3RB**



LOCATION.

The offices are situated at the end of a row of business units at the northern end of the John Wilson Business Park. John Wilson Business Park is occupied by a wide range of local and regional businesses. The Business Park is situated just off Reeves Way which links it with A2990 Thanet Way. Close by is a Sainsburys and a B&Q superstore, and just on the Thanet Way a McDonalds fast food diner.

Chestfield is nearby, Whitstable is 2.5 miles to the west, and Herne Bay approximately 3 miles to the east. Canterbury is approximately 7 miles to the south. The Thanet Way links Thanet approximately 16 miles to the east with the M2 (London-Dover) approximately 8 miles to the west.



LOCATION PLAN

DESCRIPTION.

The ground floor entrance leads to a wide reception area and stairs to the first floor offices. Extending over two units, the offices are predominantly open plan with a Board Room, two separate management offices and a server room all constructed with potentially demountable partitioning together with a Kitchen and two WC's. A second flight of stairs leads back down to the ground floor frontage.

The offices are double glazed, have suspended ceilings with recessed florescent lighting and air conditioning pods. There are radiators heated by a gas fired boiler. The floor is carpeted with electrical /IT floor boxes.

Externally there is parking for two banks of 3 cars totalling 6 spaces.

ACCOMMODATION.

Measurements are approximate.

	<u>Gross internal.</u>		<u>Net internal.</u>	
Ground Floor:	90 sqft	(8.4 sqm)	90 sqft	(8.4 sqm)
First Floor:	<u>1,567 sqft</u>	<u>(145.6 sqm)</u>	<u>1,300 sqft</u>	<u>(120.8 sqm)</u>
Total:	1,657 sqft	(154.0 sqm)	1,390 sqft	(129.2 sqm)

Demised Car Spaces: 6

SERVICES.

There is mains electricity, gas, water and drainage.

PLANNING.

The most recent use to which the unit was occupied was as offices.

Prospective occupiers should make their own enquires of the local planning authority to establish whether their proposed use is permitted.

ESTATE SERVICE CHARGE.

Service Charge Year: January - December

Service Charge Budgeted for Current Year: £55.00 per quarter.

BUSINESS RATES.

The Tenant to pay 1/3 of the Landlords Business Rates Payable for Units 171-173.

Current 1/3 Business Rates Payable for the year April 2013- March 2014: £5,063.25

The occupier will be responsible for meeting the Business Rate.

Applicants are recommended to speak with Canterbury City Council (01227 862000) to establish the Business Rates payable and whether they are eligible for rate relief.

NEW LEASE.

A new lease for a term to be agreed on tenants full repairing and insuring terms.

RENT.

£10,200 per annum payable quarterly in advance.

VAT.

VAT is payable in addition to the Service Charges and Rent.

LEGAL COSTS.

Ingoing tenant to meet both parties legal costs.

VIEWING.

Strictly by appointment with Sole Agents Michael Parkes Surveyors Ltd.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Emma Catterall



Energy Performance Certificate

Non-Domestic Building



Unit 171-172
John Wilson Business Park
Harvey Drive
WHITSTABLE
CT5 3RB

Certificate Reference Number:
9565-3069-0048-0300-3525

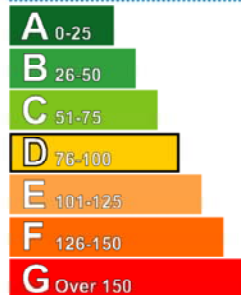
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 371
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 46.55

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
84 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007/991 as amended

Assessment Software: Likaan SBEM v4.1.4 using calculation engine: SBEM v4.1.4.0

Property Reference: 558053860000

Assessor Name: Marilyn Bloomfield

Assessor Number: STER500171

Accreditation Scheme: Sterling Accreditation

Employer/Trading Name: Surveyors & Valuers Limited

Employer/Trading Address: Top Floor, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU

Issue Date: 05 Feb 2014

Valid Until: 04 Feb 2024 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0350-0344-6089-9629-9006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



Prepared February 2014 LGO.197

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- no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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- Parties intending