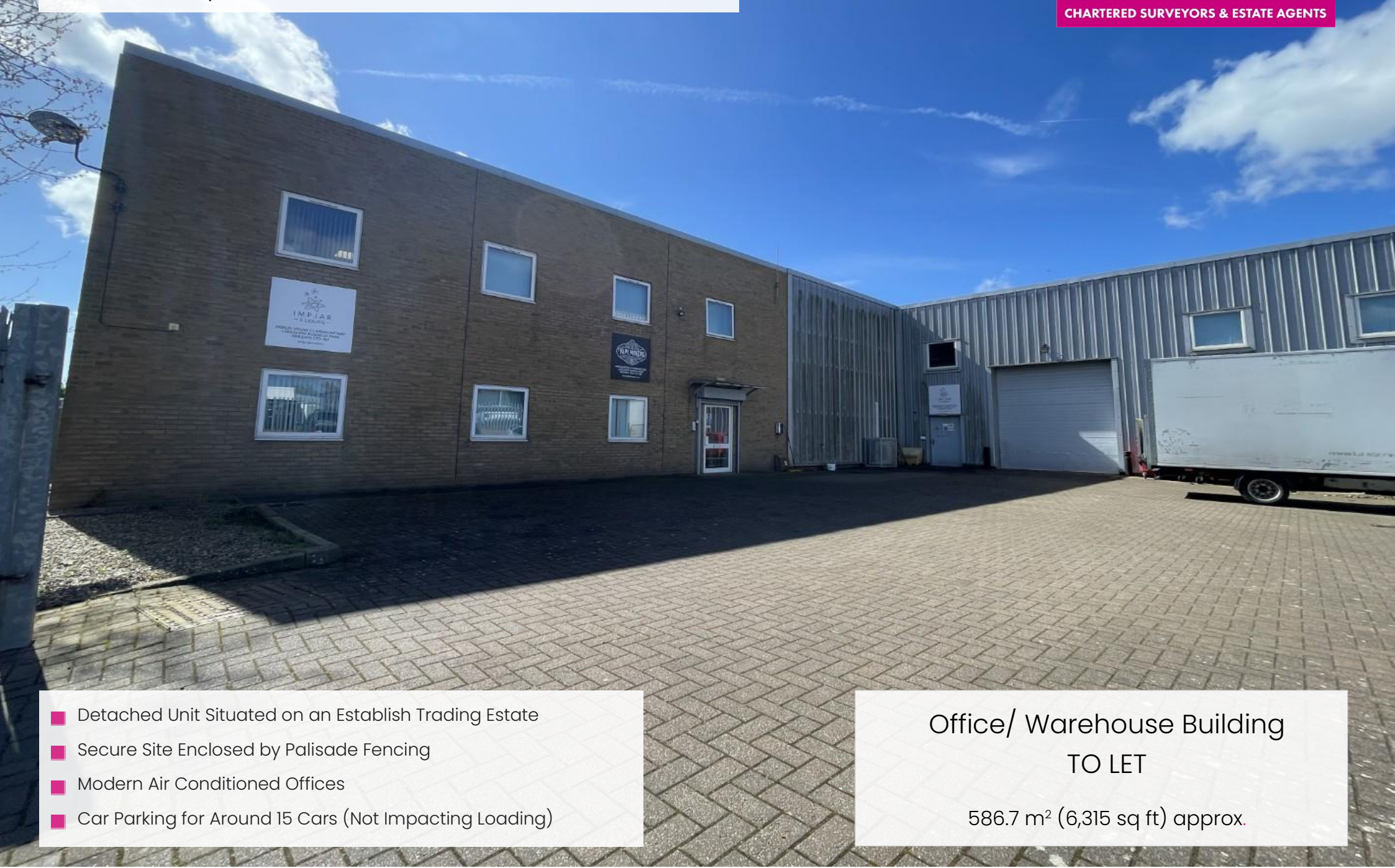


Merlin House

Claremont Way, Lakesview Business Park, Hersden, Kent CT3 4BF



- Detached Unit Situated on an Establish Trading Estate
- Secure Site Enclosed by Palisade Fencing
- Modern Air Conditioned Offices
- Car Parking for Around 15 Cars (Not Impacting Loading)

Office/ Warehouse Building
TO LET

586.7 m² (6,315 sq ft) approx.

LOCATION

The property is located on the Lakesview Business Park on the eastern outskirts of Hersden adjacent to the A28 and approximately five miles north-east of Canterbury city centre.

The estate benefits from excellent communications, with the Thanet Way dual carriageway running just to the north and connecting the M2 motorway with the Thanet Towns.

Sturry railway station, a 5-minute drive from the Business Park which provides high speed rail services to London St Pancras with journey times of just over 1 hour 15 minutes..

DESCRIPTION

The property comprises a detached industrial/ office building within a secure compound constructed within the past 20 years.

Arranged as two component parts, the property provides a modern office building over ground and first floor levels, and an interconnected warehouse arranged as a mix of full height and mezzanine stores.

Arranged in open plan the offices are finished to a modern specification having gas central heating supplemented by air conditioning (comfort cooling), suspended ceilings incorporating LED light boxes, perimeter trunking incorporating power and data and carpeted floors.

The warehouse has a painted concrete floor, modern lighting, air conditioning and an electric up and over roller shutter door, as well male and female WCs within both components.

Externally, the property is accessed from a private gated entrance off Claremont Way. The site is enclosed by palisade fencing providing an additional secure yard as well as car parking for around 15 cars that does not impede loading.

ACCOMMODATION

The property has the following approximate Floor Areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse/ Stores	227.5	2,449
	Offices	96.6	1,040
Mezzanine	Stores	165.9	1,786
First	Offices	96.6	1,040
Total		586.7	6,315

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £50,000 per annum (exclusive).

BUSINESS RATES

The Rateable Value of the Property is shown on the Valuation Office website as follows:

Warehouse & Premises: £45,750

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £19,764 before any relief schemes.

ESTATE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The allocation for Merlin House is £99.00 per quarter (exc).

INSURANCE

The landlord will insure the building with the tenant to reimburse the annual premium. The cost for the Year Ending July 2026 is £1,530.57.

DEPOSIT

A suitable rental deposit will be held for the duration of the term.

USE

The property can be used within B2, B8 & Class E(g)(iii) of the Use Classes Order 1897 (Amended).

NB: Motor Trade Uses will not be considered.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

FINANCE ACT 1989

All rents quoted are exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party to bear their own.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves as to the correctness of the statements contained in these particulars.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave MRICS
 ned.gleave@sibleypares.co.uk
 01233 629281

Sibleypares.co.uk



IMPJAR
E-LIQUIDS
MERLIN HOUSE CLAREMONT WAY
LAKEVIEW BUSINESS PARK
HERSDEN CT3 4SF
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CCTV

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REPAIRS & MAINTENANCE
SERVICES
HERSDEN CT3 4SF

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