

# Suites A & B, Crown House

John Roberts Business Park, Pean Hill, Blean, Nr Canterbury, Kent CT5 3BJ



- Self-Contained Office Suites
- 5 Allocated Car Parking Spaces per Suite
- Picturesque Rural Setting
- High Speed Broadband Connectivity

## MODERN OFFICE SUITES TO LET

85.3 – 170.8 m<sup>2</sup> (918 – 1,836 sq ft) approx.

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John Roberts Business Centre, Pean Hill, Nr Canterbury, Kent CT5 3BJ

## LOCATION

The property is located in Pean Hill, a picturesque village positioned equidistant from Canterbury to the south and Whitstable to the north.

Accessed directly from the A290, The John Roberts Business Park is an established office complex comprising five self contained modern office buildings.

## DESCRIPTION

The available accommodation comprises two ground floor self contained office suites, each with their own kitchen and toilet facilities within a modern office building.

Arranged as mix of open plan and private meeting rooms, the suites are finished to a high specification which includes:

- Modern Lighting
- Perimeter Trunking (Inc. Power & Data)
- Modern Electric Heating
- Carpeted Floors
- uPVC Double Glazed Windows

Externally, each suite will have the use of 5 allocated car parking spaces within the adjacent office car park.

## ACCOMODATION

The suites have the following approximate Floor Areas:

| Crown House | Floor  | Area (m <sup>2</sup> ) | Area (sq ft) |
|-------------|--------|------------------------|--------------|
| Suite A     | Ground | 85.3                   | 918          |
| Suite B     | Ground | 85.3                   | 918          |
| Total       |        | 170.8                  | 1,836        |

## TERMS

The suites are available to let by way of new effective Full Repairing & Insuring Leases for a term to be agreed.

## RENT

Our clients are seeking a rent of £16,000 per annum per suite (exclusive).

## SERVICE CHARGE

Tenants are to contribute a fixed sum of £3,000 (exc) per annum per suite towards the maintenance and repair or the communal areas.

A copy of the service charge budget can be made available upon request.

## BUSINESS RATES

The suites have been assessed as follows:

Suite A: Office & Premises – £16,500

Suite B: Office & Premises – £16,500

Using the 2026/27 (Non Retail) Multiplier of £0.432p, the rates payable would be £7,128 per suite before any relief schemes.

Prospective interested parties are encouraged to make their own investigations via the relevant rate paying authority.

## INSURANCE

The Landlord will arrange buildings insurance with the Tenants responsible for reimbursing the annual premium.

## DEPOSIT

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

## USE

The suites can be used as offices (only) within Class E of the Town & Country Use Classes Order 1987 (Amended).

## LEGAL COSTS

Each party are to bear their own legal and professional costs.

## FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

## EPC

Copies of the Energy Performance Certificates can be provided upon request.

## PHOTOS

The photos used are not representative of the property and are used as an illustration only.

## TENANT IDENTIFICATION

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

## 1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## VIEWNGS

Strictly by prior appointment through sole agents:

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