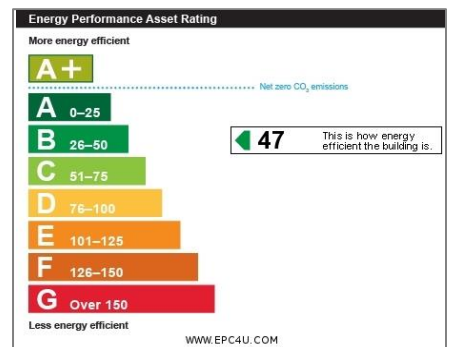


Unit 1A Denne Hill Business Centre  
Womenswold  
**Canterbury**  
CT4 6HD

**£650 plus VAT per month**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 454111  
e: canterbury@finns.co.uk  
www.finns.co.uk



Convenient Location close to the A2 with Ample Parking

Licence fee includes Including Service Charge, Water, Electricity & Broadband

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A modern ground floor office set in an attractive parkland location close to the A2 dual carriageway with ample parking.

**Description**

The property forms part of a range of recently converted offices in a beautiful quadrangle of Victorian model farm buildings. Unit 1A extends to 22.5m<sup>2</sup> (274ft<sup>2</sup>) with the use of shared WCs and a kitchen. The office has an open-plan layout with electric thermostatic heating and perimeter trunking. Other occupiers of the Business Centre include a pharmaceutical company, two property maintenance companies, a vet, a care agency and a business support services agency.

**Situated**

Womenswold is about 9 miles south east of the Cathedral City of Canterbury, in a convenient location just off the A2 dual carriageway. Dover is about 9 miles away and the M2 can be joined at Faversham, about 16 miles away. The HS1 rail service to London St Pancras runs from both Dover Priory and Canterbury West taking just over an hour and just under an hour respectively.

**Directions**

Take the A2 from Canterbury towards Dover. At Barham, take the B2046 towards Wingham, then the first turning right to Womenswold. The next right turn leads to Denne Hill Farm where the Business Centre is clearly signed.

**Occupancy Terms**

The office is available on "Easy-in & Easy-Out" basis on a Tenancy at Will for an initial period of one year with one quarter's notice required thereafter. The Licence Fee of £650 plus VAT per calendar month will be payable monthly in advance.

Broadband in the Denne Hill Business Centre is provided via a private leased line. The cost to each tenant depends on the bandwidth required. As it is a private line 10Mb is adequate for most users. Tenants are responsible for their own internal network and equipment, including the initial set up and connection to the leased line. New tenants will need to contact the supplier of the leased line, MPR-IT, in advance of their arrival to obtain the necessary information to connect. MPR-IT can also provide IT support to tenants including equipment and network set up, project work, hardware and software support on an ad hoc or contract basis. Please contact us if you would like their details so that you can them direct for more information, including their prices

**Business Rates**

The 2017 Rateable Value is £3,150 per annum. Small Business Rates Relief may be available dependent on your individual circumstances. Further information can be obtained from Canterbury City Council.

**Parking**

Ample parking in the main car park to the rear of the Business Centre and one space within the courtyard.

**Hours of Business**

0800 to 1930 Monday to Friday, 0800 to 1300 on Saturday with no working on Sunday or Bank Holidays.

**Legal Costs**

There will be a charge of £100 plus VAT for the preparation of the Tenancy at Will Agreement.

**Viewing**

By appointment with the Agents. Telephone (01227) 454111 or email n.rooke@finns.co.uk. If you are unsure about any details of this property, please speak to Nicholas Rooke who has seen the property, prior to your visit.

**Deposit**

A deposit of one quarter's rent plus VAT will be held against dilapidation and non-performance.

**Agents' Notes:** The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

**Date:** These particulars were updated on 23<sup>rd</sup> February 2022

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