

Unit 1b Denne Hill Business Centre
Womenswold
Canterbury
CT4 6HD

**£750 plus VAT per Calendar Month
including Service Charge**

Finn's
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Modern first floor office of about 414ft² (38.4m²) with exposed beams
Convenient location in attractive parkland close to A2 dual carriageway
Ample parking
Available Immediately

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Unit 1b is a first floor open-plan office with electric thermostatic heating and perimeter trunking extending to 38.4m² (414 ft²). The Unit has the use of a lobby, kitchen and WCs shared with the 3 other offices in Unit 1.

The property forms part of a range of converted offices in a beautiful quadrangle of Victorian model farm buildings. Other occupiers of the Business Centre include a pharmaceutical company, two property management companies, and health and care providers. The Business Centre is situated in attractive and extensive parkland.

Location

Womenswold is about 9 miles southeast 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.

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 £750 plus VAT per calendar month will be payable monthly in advance and includes the service charge (covering cover buildings insurance, fire safety systems, CCTV, water, waste disposal, and the cleaning, maintenance and repair of the communal and external areas). The Landlord reserves the right to levy an extra charge for excessive electricity usage.

Deposit

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

Broadband & IT support

Broadband is provided via a private leased line. The cost to each tenant depends on the bandwidth required. As it is a private line 20Mb is adequate for most users which is £30 + VAT per month. Additional amounts are available. Tenants are responsible for their own internal network and equipment, including the initial set up and connection to the leased line. The broadband provider can also offer IT support to tenants including equipment and network set up, security, project work, hardware and software support on an ad hoc or contract basis.

Business Rates

The current Rateable Value is £5,000 per annum. Small Business Rates Relief may be available dependent on the individual circumstances of the incoming tenant. Further information can be obtained from Canterbury City Council.

Parking: 1 allocated space outside Unit 1, and ample parking in the main car park to the rear of the Business Centre.

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 £150 plus VAT for the preparation of the Tenancy at Will Agreement.

EPC: The property has been assessed in Band B.

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.

Date: These particulars were updated in February 2024

Consumer Protection Regulations

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.

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