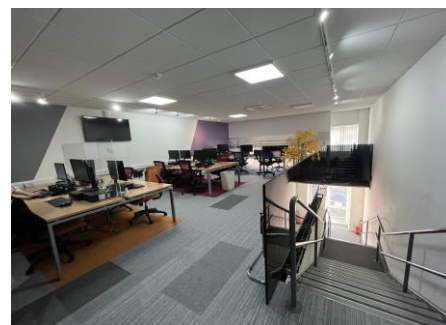


## Property Particulars

# CANTERBURY, KENT

29 MINERS WAY LAKESVIEW INTERNATIONAL BUSINESS PARK, CT3 4LQ

## HIGH STANDARD OFFICE UNIT AVAILABLE - FOR SALE



### LONG LEASE DETAILS

We are offering the property on a long lease with approximately 975 years remaining.

### VAT

VAT will be payable if applicable.

### ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

### PRICE

We are instructed to offer this property for **£240,000**, subject to contract.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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### LOCATION

The property is located on the well established Lakesview Business Park, Hersden, Canterbury. The Business park is located on Island Road, approximately 5 miles from the centre of Canterbury.

### DESCRIPTION

The property is arranged over ground floor and first and is configured as a high standard of office space. The property also comes with a number of parking spaces at the front of the property.

The property comprise of the following net internal floor areas;

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 67.75 sq m         | 729 sq ft          |
| First Floor  | 75.7 sq m          | 815 sq ft          |
| <b>Total</b> | <b>143.20 sq m</b> | <b>1,541 sq ft</b> |



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)