

**MODERN OFFICE PART LET /PART VACANT
OPPORTUNITY**

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**Suites 2 and 3
First Floor, Estuary House
Boorman Way
Estuary View Business Park
Whitstable,
Kent CT5 3SE**

Part let office investment opportunity comprising a total of 455.86 sq m (4,907 sq ft)

LONG LEASEHOLD INTEREST FOR SALE

- ▶ Modern air-conditioned offices
- ▶ Part let, part vacant investment opportunity
- ▶ Part let to NHS covenant at a rent of £30,000 pax
- ▶ Mix of open plan and partitioned offices



Location

The property forms part of a modern business park that includes other similar specification office buildings and good access, being adjacent to a junction onto the A299 dualled Thanet Way, which connects with the M2 at Faversham and the national motorway network.

Description

The property comprises the first floor within a modern two-storey office block that was built in 2008 by George Wilson Developments.

It is currently configured into two self-contained suites with their own separate entrances from the first floor landing

The accommodation in both suites provides a mixture of open plan good and private quality office space, each with an impressive fully glazed meeting room. The offices benefit from raised floors, suspended ceilings, LG3 strip lighting and air conditioning, as well as lift access and private cloakroom and kitchen facilities.

Accommodation

DESCRIPTION	SQ M	SQ FT	PARKING SPACES
Suite 2 (Let)	220.63	2,375	10
Suite 3 (Vacant)	235.23	2,532	8
Totals	455.86	4,907	18

NB: All stated areas are net internal and approximate

Tenancy

Suite 2 is let to Dr Richard Alyn Brice, Dr Timothy Chan, Dr David Gould and Dr Robert White practising as the Estuary View Medical Centre on a lease expiring 24th December 2029 at a rent of £30,000 per annum exclusive.

Suite 3 is vacant.

Price

For the long leasehold interest, which is for 999 years from 2008 at an annual peppercorn rent, we are instructed to seek offers in the region of **£862,500**.

Suite 3 may be available for purchase separately – further details are available on application

VAT will be charged.

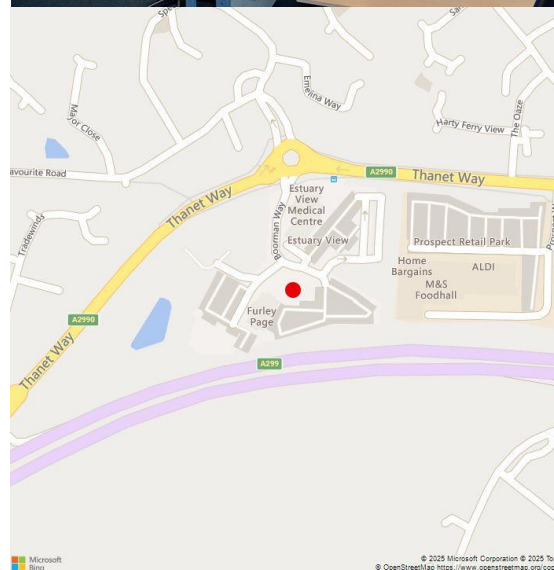
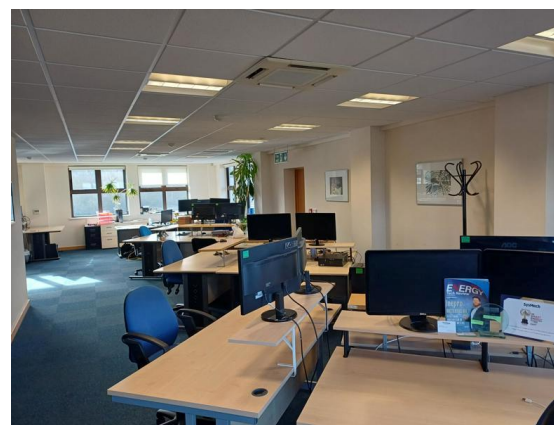
Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Suite 2 - C-65

Suite 3 - To be assessed.



Viewing

By appointment, please contact:

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