



TO LET
FIRST FLOOR OFFICE SUITE

WILSON HOUSE, WHITSTABLE

Suite 8, Wilson House, Whitstable, CT5 3QT

First Floor Office Suite

TO LET

46.7m² (503 sq ft)

- **Suitable for a wide range of uses**
- **Excellent Natural Light**
- **Popular Business Park**
- **Easy-In Easy-Out Terms**
- **Allocated Car Parking**

**Viewings strictly by appointment
via sole agents:**

**Will Giles or
William Hinckley
01227 763663**



LOCATION

The property is on the outskirts of Whitstable on the north coast of East Kent, around 8 miles north of Canterbury.

The John Wilson Business Park benefits from excellent road access, being a short distance from the A2990 (Thanet Way). This in turn provides access to the A299 (dual carriageway) which connects to the M2 motorway and the A2 to the south and the Thanet towns of Margate and Ramsgate to the east.

Chestfield and Swalecliffe railway station is about half a mile away providing services to Ramsgate, London and the north Kent towns.

DESCRIPTION

Wilson House is a two storey office building providing modern office suites with communal toilet and kitchen facilities.

The property has been finished to a good standard throughout and benefits from the following features:

- Gas Central Heating
- Door Entry Buzzer within each suite
- Suspended Ceilings
- Carpet Tiles
- Excellent Natural Lighting

ACCOMMODATION

The suite has the following floor areas (NIA):

Floor	Accommodation	m ²	sq ft
First	Office	46.7	503

TERMS

The property is available to let on new all-inclusive Tenancy at Will.

RENT

£950 per calendar month. The rent is inclusive of all utilities, buildings insurance, and building service charge.

CAR PARKING

The suite benefits from two allocated car parking spaces.

DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Consulting Rooms and Premises - £6,700

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

EPC

The property is currently being reassessed.

**LEGAL COSTS**

Administration fee of £120 plus VAT payable for preparation of each Tenancy at Will Document.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

William Giles
William Hinckley

01227 763663

Details created April 2025



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.