btf Land & Property Experts



TO LET

INDUSTRIAL/WAREHOUSE UNIT

UNIT 4J SPARROW WAY, LAKESVIEW, HERSDEN

UNIT 4J,
SPARROW WAY,
HERSDEN,
KENT
CT3 4JH

Mid-Terraced Single Storey Industrial/Warehouse Unit

TO LET

180.2 m² (1,940 sq ft)

- **Three-Phase Electric Supply**
- **2 Allocated Parking Spaces**
- **Manual Roller Shutter Loading Door**

Viewings strictly by appointment via sole agents:

Will Giles or
William Hinckley
01227 763663

LOCATION
Unit 4J is situated within Lakesview International Business Park, a well-established commercial and industrial estate on Sparrow Way, Hersden. The estate occupies a strategic position just off Island Road providing convenient access to the A28 which links Canterbury and Thanet and offers excellent connectivity to the wider East Kent road network.

The property lies approximately 5 miles north-east of Canterbury city centre. The location is well positioned for businesses serving both the Canterbury and Thanet markets while also benefiting from straightforward links to the A2/M2 motorway network, the Port of Dover, and the Channel Tunnel.

DESCRIPTION
The property comprises a mid-terraced single storey industrial/warehouse unit, having a steel frame with composite sheet elevations and an insulated roof incorporating translucent panels. The unit is finished to a good standard and benefits from:

- Concrete floor
- LED lighting
- High-bay lighting
- Double glazed windows
- Full height manual loading door
- 2 allocated parking spaces
- Loading bay
- Three-phase electricity
- Gas supply

ACCOMMODATION
The property has the following floor area (GIA):

Floor	Accommodation	m²	Sq ft
Ground	Workshop & Staff	180.2	1,940
Total		**180.2**	**1,940**

TERMS
The property is available to let on a Full Repairing and Insuring lease for a term to be agreed.

RENT
Our client is seeking a rent of £23,500 per annum.

DEPOSIT
A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

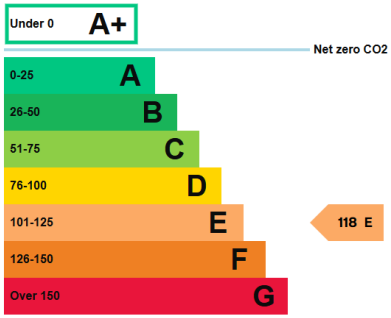
SERVICE CHARGE
A service charge is payable in respect of the maintenance, repair and upkeep of the communal areas of the estate. Further details are available from the agents upon request.

BUSINESS RATES
The Tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

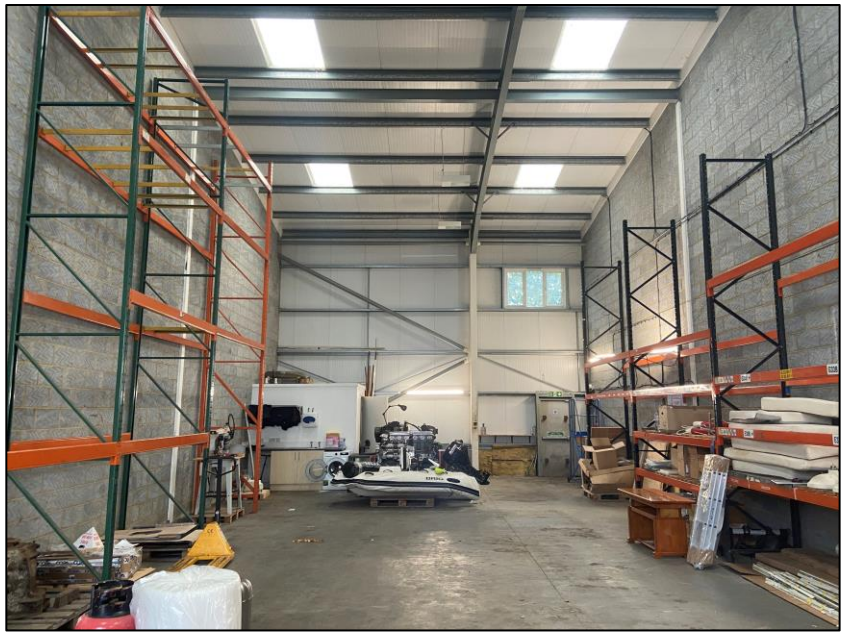
Warehouse and Premises - £19,250

The current UBR is 43.2p. Further details are available from the agent or the VOA website.

EPC
The property has a current rating in Band E.







LEGAL COSTS
Each party will bear their own legal costs.

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

Will Giles
William Hinckley
01227 763663

Details created November 2026



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