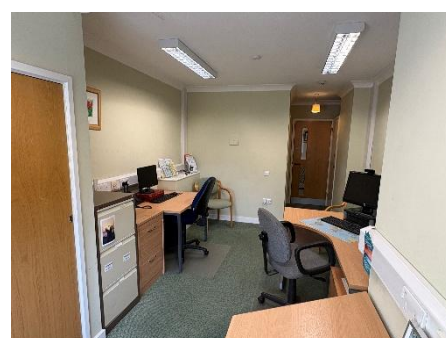


## Property Particulars

### HERNE BAY, KENT

16 RECVLVER ROAD, CT6 6LE

### FIRST FLOOR OFFICE TO RENT ON FLEXIBLE LICENCE TERMS



#### LOCATION

The property is situated at 16 Reculver Road in Herne Bay, a popular coastal town in Kent. The premises occupy a convenient and accessible position within close proximity to the town centre and local amenities. Herne Bay benefits from good road connections via the A299 (Thanet Way), providing access to Canterbury and the wider motorway network. The mainline railway station is also within easy reach, offering regular services to London and surrounding areas.

#### DESCRIPTION

The premises comprise a well-presented first floor office suite forming part of a modern building. The accommodation provides a bright working environment, suitable for a range of office-based occupiers.

The office benefits from good natural light, modern lighting, carpeting throughout, and access shared WC and kitchen facilities. The communal areas are well maintained and provide a welcoming environment for staff and visitors alike.

The approximate net internal floor area is as follows:

First Floor	224 square feet	(27.3 square meters)
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#### TERM

The property is available to let on inclusive terms. Agreement length by negotiation.

#### RENT

We have been instructed to offer the office at **£335 per month**, subject to contract. This includes service charge, water, electricity and heating.

#### DEPOSIT

A rental deposit may be required subject to trading history and financial status.

#### BUSINESS RATES

The property will be assessed for business rates. Prospective tenants are advised to make their own enquiries with the local authority.

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of: To be confirmed.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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