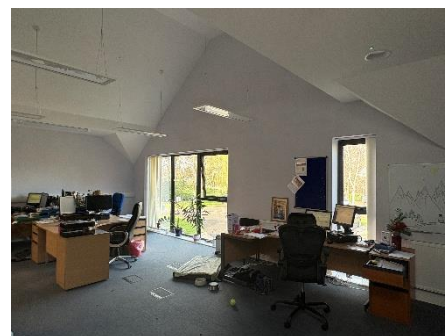


Property Particulars

HERNE BAY, KENT

EAST WING, 16 RECVLVER ROAD, CT6 6LE

SELF CONTAINED FIRST FLOOR OFFICE TO RENT



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 substantial self contained first floor office suite occupying the East Wing of a modern, purpose built building. The accommodation is arranged over the first floor and benefits from its own staircase and entrance.

The suite provides a mix of open plan and separate cellular offices and meeting rooms, providing flexible accommodation suitable for a range of occupiers. The offices enjoy excellent natural light from full height and feature windows beneath part vaulted ceilings, carpeting throughout and gas fired central heating.

The accommodation is served by a fitted kitchen, together with male and female WCs. On site car parking is available within the grounds. The office totals 3,302 square feet (306.8 square metres).

TERM

The property is available by way of a new full repairing and insuring lease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

We have been instructed to offer the property at a rent of **£59,500 per annum exclusive**, subject to contract.

SERVICE CHARGE

A service charge is payable in addition to the rent towards the maintenance of the building, including heating, water and buildings insurance. Further details are available on application.

DEPOSIT

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

BUSINESS RATES

The property has a rateable value of £29,000 in the 2026 list.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

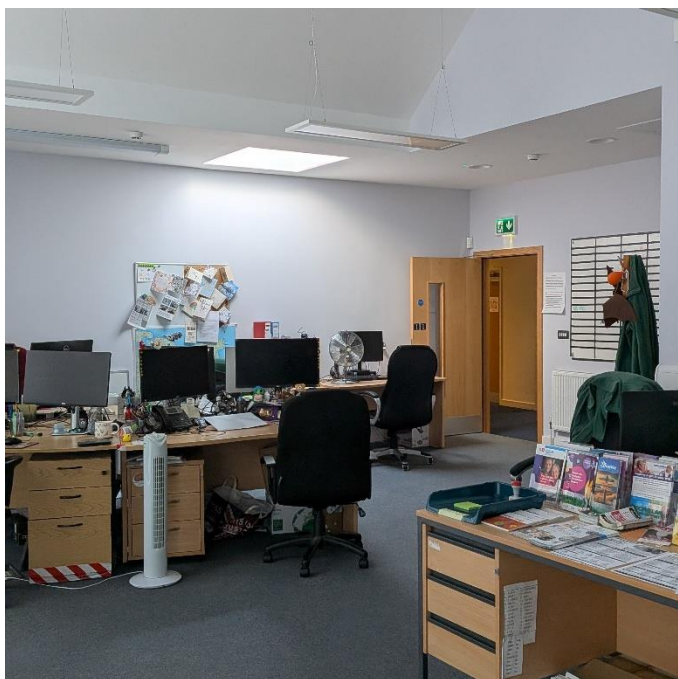
James Crittenden BSc (Hons)
james@clarke-crittenden.com



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)

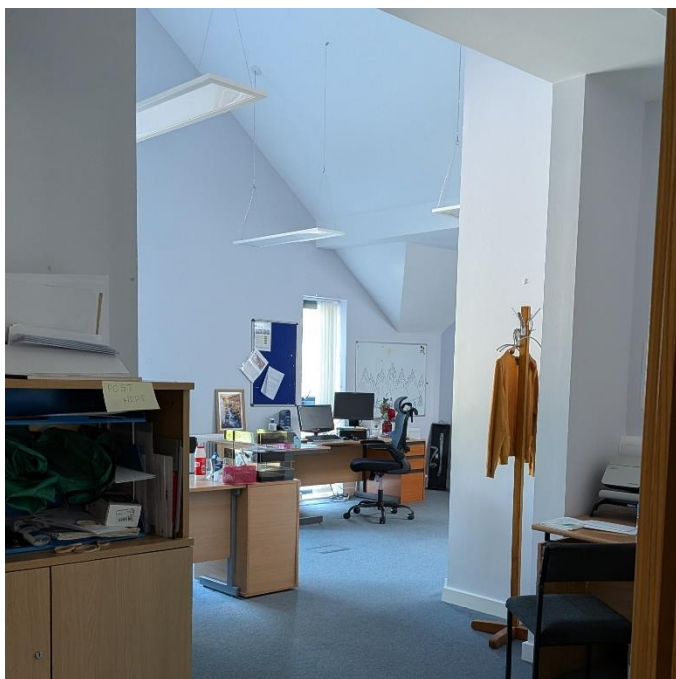
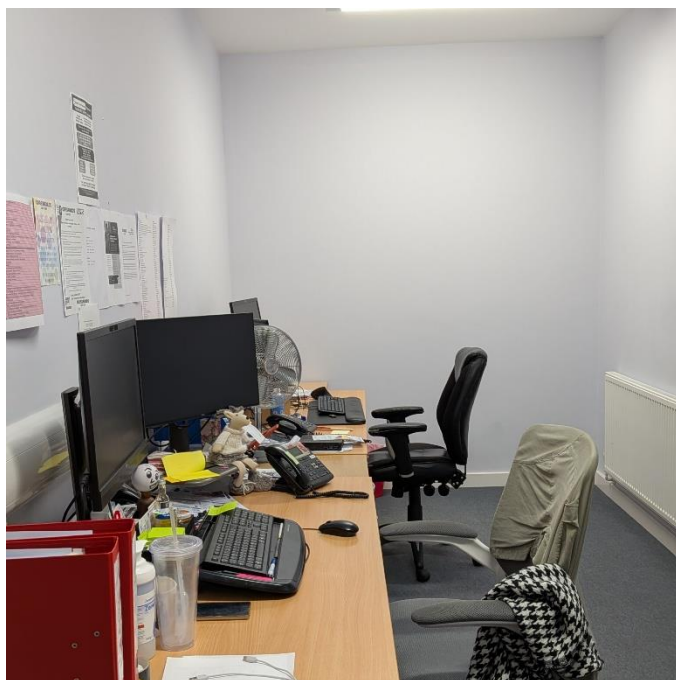
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