

THE GATEWAY

OFFICE 2 THE GATEWAY
SANDWICH

£70,320

ABOUT

Miles & Barr Commercial are delighted to offer office solutions for every stage of your business in a collaborative and inspiring environment. Prices start at £110 per month for a one person office with the capacity to cater for up to 2,000 staff. Discovery Park benefits from a host of services and facilities designed to complement and enhance your overall work environment. There are a number of places to meet and engage, share and compare or simply relax. The Park is committed to helping businesses to collaborate and connect.

There are flexible lease terms and office layouts ranging from 85 sqft - 4,688 sqft allowing your business to evolve and grow.

ANNUAL RENTAL AND LEASE TERMS

The suites are available on a minimum of two year terms on an inclusive rental. We have a range of units at around this size but 'Unit 2' comprises a self-contained office of 4,688 square feet (435.5 square meters).

All occupiers of Discovery Park pay a service charge and utility charge. The utility charge includes all electricity, heating, air conditioning, water, concierge service and buildings insurance.

Rental for the suite excluding the service charge and utility charge is £70,320 per annum. Tenants will be liable for their own business rates (if payable). Please note the property is elected for VAT.

LOCATION

Discovery Park boasts over 1.5 million square foot of high-class secure accommodation. Whether you're looking for co-working, hot desking or leased space, Discovery Park has it all. The community here in Sandwich Kent has a number of additional benefits, not least our status as one of the UK's leading Enterprise Zones. Add in business services including extensive networking space and events and facilities including cafes and restaurants, meeting rooms and our onsite gym, there's nowhere better in Kent and the South East to locate your office.

DESCRIPTION



Discovery Park, Innovation House Innivation Way,
Sandwich, Kent, CT13 9FF

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.