

## Whitstable Radio House Thanet Way Kent CT5 3QP

- **Freehold Modern Three Storey Office Investment**
- Let to Capita Employee Benefits Ltd until 2021
- Comprises 8,649 sq ft with 52 car parking spaces
- Current Rent Reserved  
**£90,000 pa**



### Tenure

Freehold.

### Location

Whitstable serves a population of about 32,000 and enjoys good communications lying six miles north-west of Canterbury. The M2 is a short distance to the south (via the A2990/A299), which in turn links to London, some 50 miles to the west.

The property is situated at the front of the John Wilson Business Park, approximately 2.6 miles south-west of Whitstable town centre.

The estate has excellent road access from the A2990 and the A299, which connects to the A2/M2 Motorway.

### Description

The property is arranged on ground and two upper floors to provide a modern office building having a steel frame, brick and profile steel cladding with a pitched profile steel clad roof. Internally, the offices are finished to a good modern standard with an 8-person lift, suspended ceilings, double glazing and underfloor trunking with carpets.

There are male and female WC facilities and a kitchen on each floor.

The property benefits from 52 car parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>242.5 sq m</b>	<b>(2,611 sq ft)</b>
<b>First Floor</b>	<b>277.1 sq m</b>	<b>(2,983 sq ft)</b>
<b>Second Floor</b>	<b>283.9 sq m</b>	<b>(3,055 sq ft)</b>
<b>Total</b>	<b>803.5 sq m</b>	<b>(8,649 sq ft)</b>

### Tenancy

The entire property is at present let to CAPITA EMPLOYEE BENEFITS LTD for a term of 20 years from 2nd May 2001 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenant's break clause in May 2016 was not exercised.

### Tenant Information

For the year ended 31st December 2016, Capita Employee Benefits Ltd reported a turnover of £90.177m, a pre-tax profit of £15.614m and a net worth of £45.198m. (Source: Experian 16.06.2017.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

