

Unit 3 Denne Hill Business Centre  
Womenswold  
Canterbury  
CT4 6HD

**£1,000 plus VAT Per Calendar Month**  
**Service Charge of £3,975 plus VAT Per Annum**

Finn's  
82 Castle Street  
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www.finns.co.uk



Modern Office Suite of about 795ft<sup>2</sup> (73.9m<sup>2</sup>) with exposed beams, vaulted ceiling and reception area, kitchen and two WCs. Open plan main office with two smaller meeting rooms/private offices

Convenient location in beautiful parkland close to the A2 dual carriageway

Ample Car Parking

Available Now

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**Unit 3 is a ground floor office suite with electric thermostatic heating and perimeter trunking, extending to 73.9m<sup>2</sup> (795ft<sup>2</sup>). The Unit has a reception area, a lobby, a kitchen, a DDA compliant WC, further WC, open plan main office and two further private offices/meeting rooms.**

**Description**

The property forms part of a range of converted offices in a beautiful quadrangle of Victorian model farm buildings. Other occupiers of the Business Centre include a pharmaceutical company, a wine merchant, a property management company, a national land agency and a recruitment consultancy. The Business Centre is situated in attractive and extensive parkland, making this a truly beautiful and peaceful place to work from.

**Location**

Womenswold is about 9 miles southeast of the Cathedral City of Canterbury, in a convenient location just off the A2 dual carriageway. Dover is about 9 miles away and the M2 can be joined at Faversham, about 16 miles away. The HS1 rail service to London St Pancras runs from both Dover Priory and Canterbury West taking just over an hour and just under an hour respectively.

**Directions**

Take the A2 from Canterbury towards Dover. At Barham, take the B2046 towards Wingham, then the first turning right to Womenswold. The next right turn leads to Denne Hill Farm where the Business Centre is clearly signed. The What3Words coordinates are: ///baking.snowy.beeline

**Lease Terms**

The office will be available to rent on an internal repairing and insuring basis for a five year term with a break clause and rent review after three years. There will be a service charge, currently levied at a rate of £5 per ft<sup>2</sup> to cover provision of common services and outdoor maintenance. VAT is payable on the rent and service charge. The lease will be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

**Rent**

£12,000 plus VAT per annum, payable monthly or quarterly in advance.

**Deposit**

A deposit of one quarter's rent plus VAT will be held against dilapidation and non-performance.

**Broadband & IT support**

Broadband is provided via a private leased line. The cost to each tenant depends on the bandwidth required. As it is a private line 20Mb is adequate for most users which is £30 + VAT per month. Additional amounts are available. Tenants are responsible for their own internal network and equipment, including the initial set up and connection to the leased line.

**Business Rates**

The Rateable Value from 1 April 2026 will be £10,000 per annum. Small Business Rates Relief may be available dependent on your individual circumstances. Further information can be obtained from Canterbury City Council.

**Parking**

Two allocated spaces outside Unit 3, and ample parking in the main car park to the rear of the Business Centre.

**Hours of Business**

0800 to 1930 Monday to Friday, 0800 to 1300 on Saturday with no working on Sunday or Bank Holidays.

**Legal Costs**

The incoming Tenant will be responsible for both parties' legal costs involved in the transaction.

**EPC**

The property has an Energy Rating of 'D' (79).

**Viewing**

By appointment with the Agents. Telephone (01227) 454111 or email [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk). If you are unsure about any details of this property, please speak to Nicholas Rooke who has seen the property, prior to your visit.

**Date**

These particulars were prepared and photographs taken in March 2026.

**Consumer Protection Regulations**

The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

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