

Former Deimos Premises

Simmonds Road, Wincheap Industrial Estate, Canterbury, Kent CT1 3RA



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Situated on Established Trading Estate
- Secure, Gated Site with Yard
- Excellent Road Profile & Passing Trade
- 20ft Container on Site
- 3Phase Electricity

Warehouse/ Office Building
To Let (May Sell)
236.1 m² (2,542 sq ft) approx.

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LOCATION

The cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively.

SITUATION

The property is situated on The Wincheap Industrial Estate, an established retail and trade counter location with occupiers including Go Outdoors, MKM Building Supplies, Iceland, American Golf, Topps Tiles, ScrewFix and Toolstation.

The site is positioned on the north side of Simmonds Road, close to its junction with Wincheap having excellent road profile and passing footfall, being a short walk (5 min) from the city centre.

DESCRIPTION

Accessed from a dedicated entrance from Simmonds Road, the property comprises a detached industrial/ office building of brick elevations, profile steel sheet cladding, and a pitched profile steel sheet roof incorporating translucent panels. The property sits within a secure compound with a gated entrance.

It is arranged as an open warehouse/ workshop area with ancillary office and staff areas. The workshop has a concrete floor, modern lighting and a concertina door. The offices have plastered and painted walls, a suspended ceiling incorporating LED light boxes, perimeter trunking incorporating power and data, and carpeted floors.

Externally, the property benefits from parking and loading on the hard standing to the side.

SERVICES

We are informed the property is connected to all mains services.

ACCOMMODATION

Having measured the property, we calculate it to have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Reception	15.1	163
	Warehouse & Offices	221.0	2,379
Total		236.1	2,542

TITLE

The property is owned Freehold under Title K683004.

TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

The freehold interest could also be made available with vacant possession.

RENT

Our client is seeking a rent of £35,000 per annum (exclusive of Business Rates, Insurances and VAT).

PRICE

Price Upon Application.

DEPOSIT

In respect of a letting a deposit equivalent to a minimum of three months rent will be held for the duration of the term. Further information is available from the Agent.

BUSINESS RATES

According to the Valuation Office Agency the property has been assessed as follows:

Offices & Premises: £20,750

USE

The property is considered suitable for a variety of uses within Classes B2, B8 and E(g).

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT).

EPC

A copy of the Energy Performance Certificate can be made available upon request.

1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending tenant/ purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281





AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING