

**INDUSTRIAL/WAREHOUSE UNITS****TO LET**

214.4 m² (2,308 sq ft) approx.

**Units 13F & G
Barton Business Park
New Dover Road
Canterbury
Kent CT1 3AA**

- **Situated on Established Estate**
- **Excellent Access to the A2 Dual Carriageway**
- **Two Roller Shutter Doors**
- **First Floor Offices**
- **24/7 access**

LOCATION

Barton Business Park is an established industrial estate situated just outside Canterbury City Centre.

It has excellent road connections being situated close to the A2 dual carriageway which links to the M2, providing access between London, Canterbury, and Dover.

DESCRIPTION

The property comprises two former cold stores, having a steel portal frame, with metal profile sheet cladding, a pitched sheet roof and a concrete floor. There is an internal two-storey structure providing kitchen and stores on the ground floor and offices on the first floor.

The property also includes the following features:

- Power-floated concrete floor
- 5m Eaves
- Two manual roller shutter doors.
- Kitchen & w/c
- Mains electricity & cesspool drainage

ACCOMMODATION

The property has the following approximate Gross Internal Floor areas:

Floor	Description	Area m ²	Area sq ft
Ground	Warehouse	190.8	2,059
First	Stores	23.6	254
		214.4	2,308



TERMS

The property is available via an assignment of the current lease or may be available to let on a new Full Repairing and Insuring Lease for a term to be agreed (Further details are available from the agent).

RENT

The property is available at a rent of £12,650 per annum (exclusive of rates, service charges and VAT).

LEGAL COSTS

The incoming tenant will be responsible for the payment of £150 towards the preparation of a standard lease agreement.

UTILITIES

The tenant will be responsible for all utilities within the demise. The costs of electricity, water and septic waste will be recharged to the tenants.

SERVICE CHARGE

The tenant will be required to pay a service charge in addition to rent to enable the Landlord to recover a proportion of costs of maintaining the estate. Further details are available from the agents.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Warehouse and Premises– £14,750

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

EPC

The units have been assessed within Band E (106).

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Joint Agents:

BTF Partnership

William Hinckley
Hector Nelson
01227 763663

Smith Woolley

Siobhan Wood
01303 226622

Details amended January 2024

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.