

**INDUSTRIAL/WAREHOUSE UNIT WITH YARD****TO LET**

644.3m² (6,937sq ft) approx.

**Unit 12/12A
Barton Business Park
New Dover Road
Canterbury
Kent CT1 3AA**

- **Enclosed Rear Yard Area**
- **Situated on Established Industrial Estate**
- **Excellent Access to the A2 Dual Carriageway**
- **Offices and Staff Facilities**

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

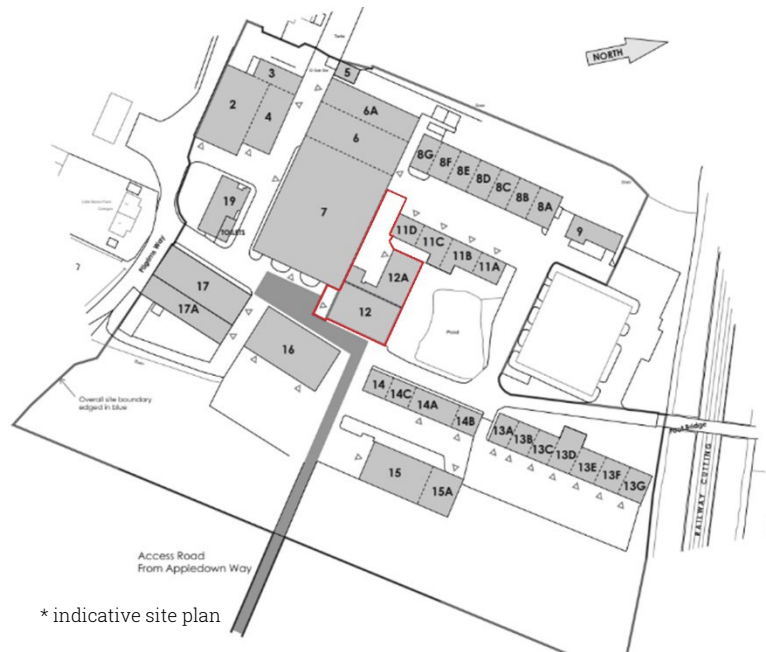
The property comprises three interconnecting units. The main warehouse can be accessed via a roller shutter door or a lobby/reception area leading to ground floor offices of approximately 612sq.ft. The main warehouse benefits from LED lighting, 3-Phase electricity, w.c. facilities and has an eaves height of approximately 4.5m. Unit 12B comprises an office with kitchen facilities and is accessed via both unit 12 and the rear yard area.

Unit 12A is a single storey warehouse with eaves height of approximately 2.18m and can be accessed via both the main warehouse or the rear yard area (access is via a personnel door).

A rear enclosed yard area extends to approximately 2,900 sq.ft and benefits from security fencing.

ACCOMMODATION

Unit	Area m ²	Area sq ft
12	404.0	4,349
12A	216.4	2,330
12B	23.9	258
TOTAL	644.3	6,937
Rear yard area	274.0	2,949



TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Our client is seeking a rent of **£45,000 per annum** (exclusive of service charge, rates and VAT).

LEGAL COSTS

The ingoing 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 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. The property currently has the following Rateable Values (RV) from April 2023

Unit 12	Warehouse and Premises	£24,750
Unit 12A	Warehouse and Premises	£12,750
Unit 12B	Offices and Premises	£3,150

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

EPC

The unit has been assessed within Band D (89).

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.