

**INDUSTRIAL/WAREHOUSE UNIT****TO LET**

**137.13 m<sup>2</sup> (1,476 sq ft) approx.**

**Unit 9  
Barton Business Park  
New Dover Road  
Canterbury  
Kent CT1 3AA**

- **Situated on Established Estate**
- **Excellent Access to the A2 Dual Carriageway**
- **Ground Floor Office**
- **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

A detached storage and office unit with a rear yard with side access, shared with the adjoining unit. The unit comprises a timber door to the storeroom, a side door, and separate access to the office space.

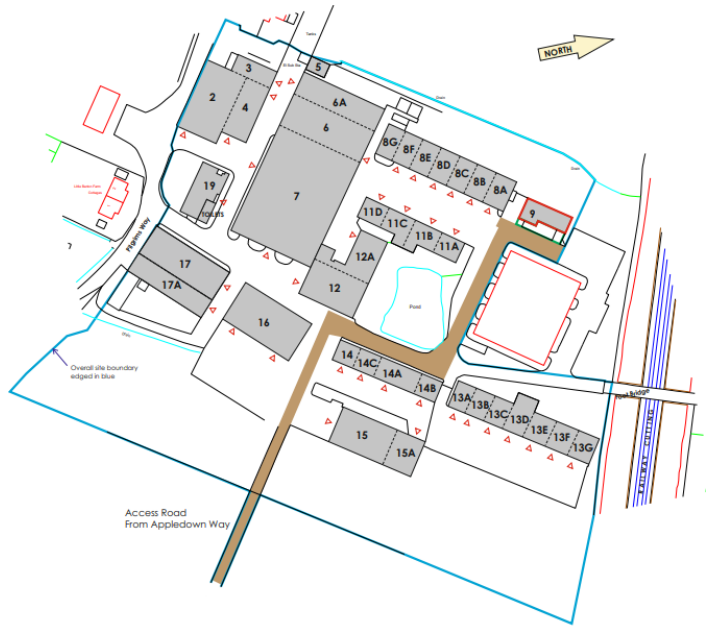
The property also includes the following features:

- Maximum Eaves Height of 3.75m
- Office
- W/C

## ACCOMMODATION

The property has the following approximate Gross Internal Floor areas:

Floor	Description	Area m <sup>2</sup>	Area sq ft
Ground Floor	Warehouse & Office	137.13	1,476



## TERMS

The property is available on a new Internal Repairing and Insuring Lease for a term to be agreed by way of negotiation. (Further details are available from the agent).

## RENT

The property is available at a rent of £8,000 per annum (exclusive of rates, service charges 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.

## 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– £10,000**

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 D (98).

## 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 April 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.