



## MODERN INDUSTRIAL/WAREHOUSE UNIT TO LET

232.3 m<sup>2</sup> (2,500 sq ft) approx.

**Unit 27-28 Miners Way  
Aylesham  
Kent  
CT3 3AW**

- **Modern Unit with Partial Mezzanine**
- **2 Electric Roller Shutter Doors**
- **6.2m Eaves Height**
- **3 Phase Power**
- **Modern Office & Staff areas**

## LOCATION

The property is located on the outskirts of the Village of Aylesham, approximately 8 miles south-east of Canterbury. It is situated close to the A2 dual carriageway with excellent road links to Dover, the Channel Tunnel and the M2 to London.

The village has a railway station that runs to London Victoria and Dover as well as a regular bus service to Canterbury.

## DESCRIPTION

The property comprises a modern, mid-terrace single storey industrial/warehouse unit arranged as a ground floor workshop/warehouse with modern office and staff areas (including disabled toilets) beneath a mezzanine storage area.

Other feature include:

- 6.2m Eaves
- 3 phase power
- Full height loading doors
- Electric heating (office only)
- Part laminate and concrete flooring

There are also parking and loading area in front of the unit.

## ACCOMMODATION

The building has the following gross internal floor areas:

Unit	Floor	Area m <sup>2</sup>	Area sq ft
27-28	Ground	185.8	2,000
	Mezzanine	46.5	500
<b>Total</b>		<b>232.3</b>	<b>2,500</b>

## TERMS

The unit is available to let on a new full repairing & insuring lease for a term to be agreed.

## RENT

Our client is seeking a rent of £16,500 per annum exclusive.

## RATES

The rateable value (RV) of the property is shown on the Valuation Office website as follows:

### **Dog care salon and premises - £14,000.**

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 property has been assessed within E (105)

## 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.

## LEGAL COSTS

Each party to bear their own.

## VIEWINGS

Strictly by appointment through Sole Agents.

### **BTF Partnership**

Will Giles

William Hinckley

**01227 763663**

Details Created February 2024



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