

**TRADE COUNTER/WAREHOUSE****TO LET****319.5 m<sup>2</sup> (3,439 sq ft) approx.**

**Norwood Works**  
**226 Broad Oak Road**  
**Canterbury**  
**Kent**  
**CT2 7PX**

- **Prominent Main Road Position**
- **Modern Showroom**
- **Secured Fenced Yard**
- **Electric Loading Door**

## LOCATION

The property is located on the south side of Broad Oak Road, an established commercial area popular with motor dealerships, retail and trade counter occupiers, positioned around 1.5 miles north-east of Canterbury City Centre.

## DESCRIPTION

The property comprises a detached single-storey warehouse unit, having a concrete frame with a mixture of block and profile steel clad elevations and a pitched, insulated composite roof incorporating translucent panels. Internally the unit has a modern showroom on one side and includes the following features:

- Modern showroom with tiled floor, LED lighting and air conditioning
- Concrete floor
- 3.2 metre eaves
- Electric loading door

Externally there is a fenced yard in front of the unit providing loading, open storage and parking.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:

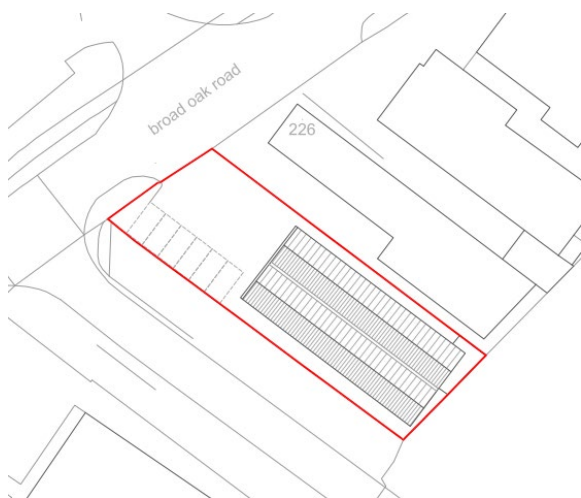
Floor	Description	Area m <sup>2</sup>	Area sq ft
Ground	Workshop & Showroom	106.6	1,147
	Stores	212.9	2,292
<b>Total</b>		<b>319.5</b>	<b>3,439</b>

## TERMS

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

## RENT

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



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.

## DEPOSIT

A deposit will be held by the landlord for the duration of the term.

## BUSINESS RATES

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

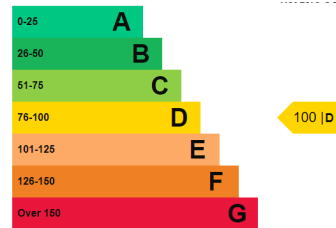
**Factory and Premises - £23,500**

The current UBR is 49.9p. Interested parties are advised to confirm these figures via the VOA website.

## UTILITIES

The tenant is to be responsible for all utilities within the demise.

## EPC



## 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

William Hinckley  
Will Giles  
**01227 763663**

Details created March 2024

