



## GROUND FLOOR OFFICE & STORE

## TO LET

27.7 m<sup>2</sup> (320 sq ft) approx.

**Unit 5**  
**Barton Business Park**  
**New Dover Road**  
**Canterbury**  
**Kent**  
**CT1 3AA**

- Situated on Established Estate
- Excellent Access to the A2 Dual Carriageway
- Double Glazing
- LED Lights
- 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 a ground floor office with storage space to the rear which benefits from the following features:

- LED lighting
- Double glazing
- Communal toilet facilities nearby
- 24/7 Access

## ACCOMMODATION

The property has the following approximate Gross Internal Floor areas:

Floor	Description	Area m <sup>2</sup>	Area sq ft
Ground	Office & Store	27.7	320



## TERMS

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

## 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.

## RENT

The property is available at a rent of £4,850 per annum (exclusive of rates, service charges and VAT).

## 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 Ratable Value (RV) being:

**Office and Premises– £3,650**

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 (88).

## 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  
Will Giles  
**01227 763663**

### Smith Woolley

Siobhan Wood  
**01303 226622**

Details created June 2024



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