



## INDUSTRIAL/WAREHOUSE UNIT

## TO LET

368.7 m<sup>2</sup> (3,970 sq ft) approx.

1-2 Mill Lane  
Chilham  
Canterbury  
CT4 8EF

- Gated Compound
- Roller Shutter Door
- Good Sized Yard
- Ample Car Parking
- First Floor Offices
- Good access to M20 and M2 Motorways

## LOCATION

The property is located in Chilham, approximately 6 miles south west of Canterbury City Centre and 9 miles north east of Ashford.

The property has excellent road connections being situated in close proximity to the M20 and M2 Motorways and within a short distance of Chilham Railway Station with direct services to London in around one hour.

## DESCRIPTION

The property comprises a pair of attached and linked single storey industrial/warehouse units which have been adapted by the installation of a full cover mezzanine.

The property is in shell condition on the ground floor with air-conditioned offices and stores above, benefitting from the following features:

- Roller Shutter Door
- Modern Air-Conditioned Offices
- Disabled Compliant WC

Externally there is a good-sized yard for parking and loading which is securely fenced.



## ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas:

|        | Floor  | Description     | Area<br>m <sup>2</sup> | Area<br>sq ft |
|--------|--------|-----------------|------------------------|---------------|
| Unit 1 | Ground | Warehouse       | 85.0                   | 915           |
|        | Mezz   | Office & Stores | 85.0                   | 915           |
| Unit 2 | Ground | Warehouse       | 99.3                   | 1,070         |
|        | Mezz   | Office & Stores | 99.3                   | 1,070         |
| Total  |        |                 | 368.7                  | 3,970         |

## TERMS

The property is available to by way of an assignment of the current lease which expires in April 2026 at a passing rent of £25,000 per annum (exclusive).

Alternatively, a sub-letting for a shorter time may be considered.

## DEPOSIT

In addition to the rent, a deposit will be payable by an incoming tenant. Ask the agent for further information.

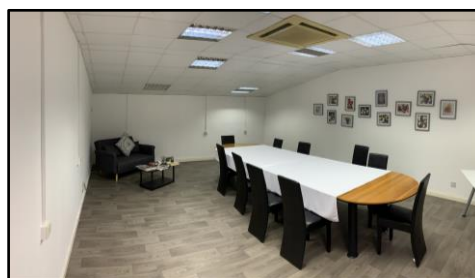
## UTILITIES

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

## BUSINESS RATES

The tenant will be responsible for their business rates in relation to the property. The rateable value (RV) of the property is shown on the Valuation Office website as follows:

Factory & Premises £13,250



## 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.

## EPC

The property has been assessed within Band D (77).

## VIEWINGS

Strictly by appointment through Joint Agents:

BTF Partnership

William Hinckley  
01227 763663

Or

Smith Woolley

Siobhan Wood  
Phillip Clapham  
01233 640800

Details amended September 2021

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.