

TO LET

**Units 13F & 13G, Barton Business Park
New Dover Road
Canterbury CT1 3AA**

smith
woolley
chartered surveyors



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Situation

Barton Business Park is an established industrial estate off New Dover Road, opposite the park and ride car park. The estate is located within 1.5 miles of the A2 and a 10-minute drive from Canterbury City Centre.

Description

Units 13F and 13G are former cold stores within a terrace of units with access via two manual roller shutter doors each with integral personnel doors and are considered perfect for lock-up storage use. Eaves height is approx. 4.9m.

The units have a basic office, kitchen and WC facilities on the ground floor with a further two offices on the first floor.

Parking is provided in front of the units and the estate has 24/7 access.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Ground Floor	189.9	2,044
First Floor	24.5	264
	214.4	2,308

Business Rates

Rateable Value	£14,750
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Canterbury City Council. Small business rates relief may apply.

Services

Mains electricity, drainage and water are connected to the premises.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The units have a current energy efficient rating of 106 (Band E).

Terms

The units are available to let on a new full repairing and insuring lease at a rent of **£12,650 per annum (plus VAT)**. Deposit and service charge payable, details on request.

NO MOTOR TRADE OR LEISURE USES

Legal Costs

Ingoing tenant to pay a £150 contribution towards the preparation of standard lease agreement.

Viewings

Strictly by appointment through these offices.

For Further Information

Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800

Or via our joint agent:

BTF Partnership George Jones – 01227 763663

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2372/April 2024



Storage



First Floor Office



Kitchen

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.