

**TO LET**

**Units 12, 12a & 12b, Barton Business Park  
New Dover Road  
Canterbury CT1 3AA**

smith  
woolley  
chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### 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

12, 12A & 12B are three interconnecting units benefitting from a sizeable rear gated yard area. Unit 12 benefits from a roller shutter door leading into the main warehouse area and a separate personnel door access which leads into reception/office area of approx. 612 sq. ft. The main warehouse (Unit 12) has an eaves height of approximately 4.5m. There are kitchen and W/C facilities within Unit 12/12B.

Unit 12a is a single-storey extension accessed through an opening from Unit 12 and has a rear door leading into the rear yard - Eaves height 2.18m.

### Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 12	404.0	4,349
Unit 12a	216.4	2,330
Unit 12b	23.9	258
Enclosed Yard	274.0	2,949

### Services

3-phase electricity, drainage and water are available to the premises.

### Business Rates

Tenant to be responsible for the payment of business rates. The units have the following rateable values:

Unit 12	£24,750
Unit 12a	£12,750
Unit 12b	£ 3,150
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Canterbury City Council

### Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request.

### Terms

The unit is available to let on a new full repairing and insuring lease at a rent of **£45,000 per annum (No VAT)**.

3 months rental deposit and service charge payable, full details on request.

### Legal Costs

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

*Landlord may split*



## Viewings

Strictly by appointment through these offices.

## For Further Information

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

01233 640800

Philip Clapham

[philip.clapham@smithwoolley.com](mailto:philip.clapham@smithwoolley.com)

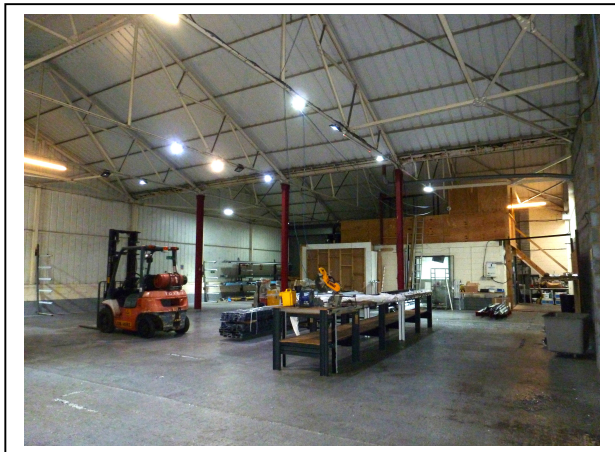
01303 226622

## Or via our joint agent:

BTF Partnership – Kathreen Robertson – 01227 763663

## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2403/April 2024



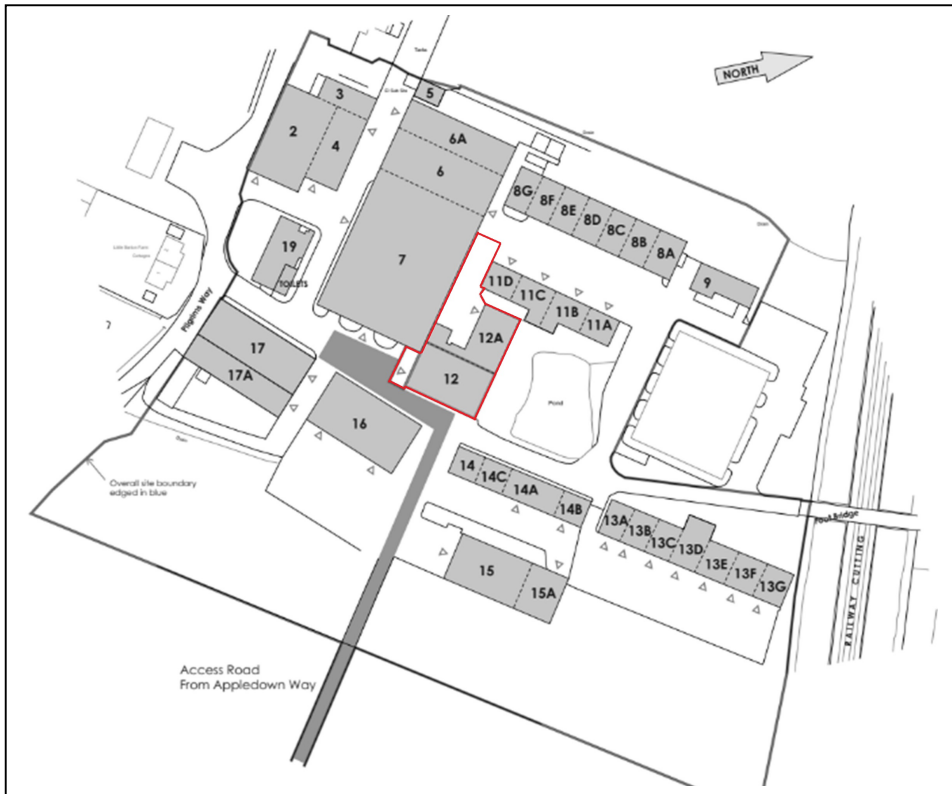
Unit 12



Unit 12a



Office - Unit 12



**Indicative Site Plan**



**Yard**



**Tea Point - Unit 12b**