

#### 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

Unit 6A is an end terrace storage unit with offices and W.C. facilities and a kitchenette. Access to the storage area is via a roller shutter door and a personnel door and there is a separate access to the office area at the rear of the unit.

#### **Accommodation**

**Approx. Gross Internal Area** 

sq m sq ft

Ground Floor 192.93 2,076

The storage approximately 1,545 sq.ft. and remainder office/kitchen/w.c. facilities. Eaves height max. 3.5 m.

#### **Business Rates**

Rateable Value £11,750 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 89 (Band D).

#### Terms

The units are available to let on a new full repairing and insuring lease at a rent of £12,500 per annum. 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 Hector Nelson - 01227 763663

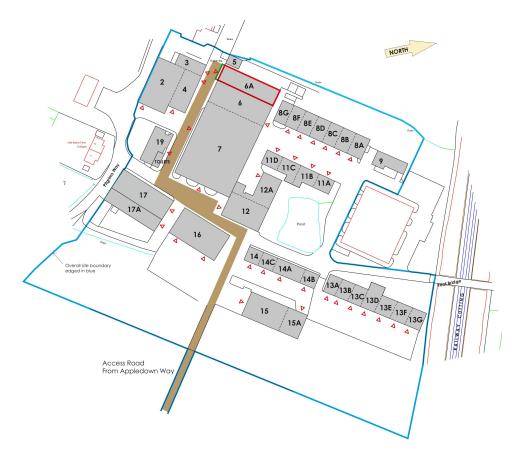
# VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2418/April 2024



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.



LOCATION PLAN



Office



**Rear External Elevation** 



Store



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.