

TO LET - RENT REDUCTION

**Unit 6A, Barton Business Park
New Dover Road
Canterbury CT1 3AA**

smith
woolley
chartered surveyors



STORAGE UNIT WITH OFFICES

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 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

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

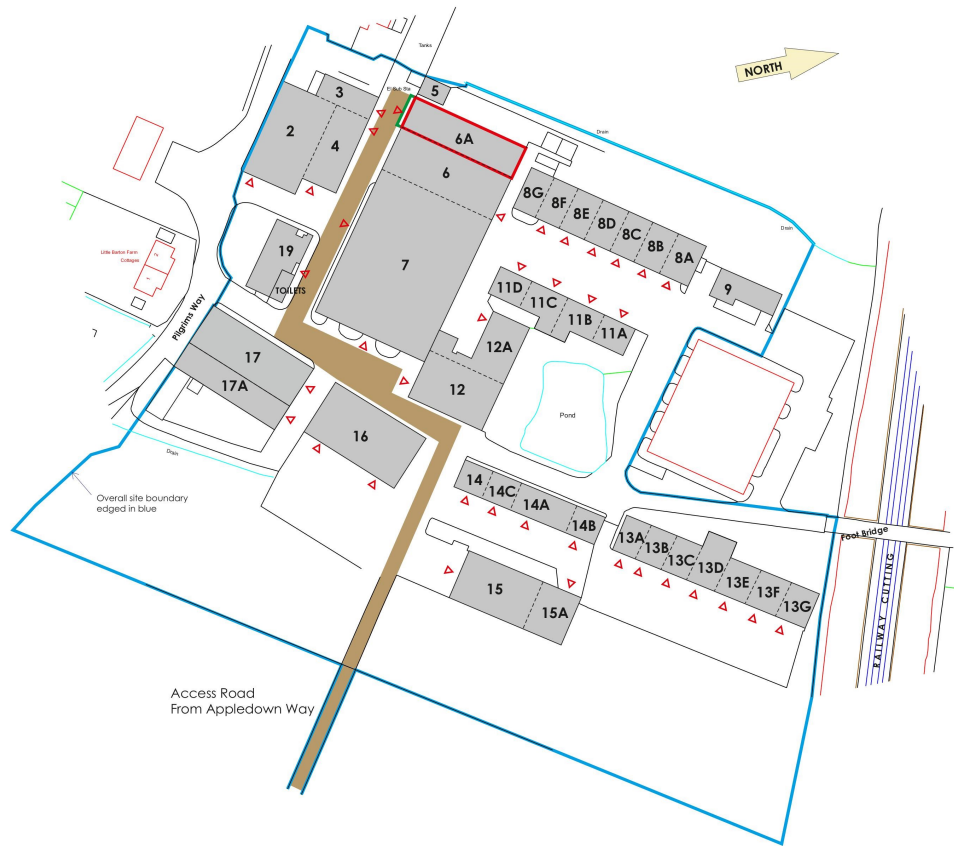
01233 640800

Or via our joint agent:

BTF Partnership Will Hinckley – 01227 763663

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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



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.