

**TO LET - RENT REDUCTION**

**Unit 9, Barton Business Park  
New Dover Road  
Canterbury CT1 3AA**

smith  
woolley  
chartered surveyors



**STORAGE/OFFICE UNIT WITH SMALL REAR YARD**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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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

Unit 9 is a detached basic storage unit with offices and has the benefit of a small enclosed rear yard area shared with an adjoining unit. The unit is of basic specification with a sliding timber door access to the side store and a side door and the office extension has a separate personnel access. The store has a maximum eaves height of 3.75 m. The office is mostly open plan with a counter, W.C. facilities and a separate meeting room.

## Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 9	137.128	1,476

Small Enclosed Yard

## Business Rates

Rateable Value	£10,000
UBR (2024/25)	49.9p

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

## Services

Electricity, drainage and water are connected to the premises.

## Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The unit has a current energy efficient rating of 98 (Band D).

## Terms

The units are available to let on a new internal repairing and insuring lease at a rent of **£8,000 per annum**. Deposit and service charge payable, details on request. Short-term letting available.

## 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](mailto: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) 2407/April 2024



**LOCATION PLAN**



**Office**



**Office**



**Store**