TO LET - RENT REDUCTION Unit 9, Barton Business Park New Dover Road Canterbury CT1 3AA



chartered surveyors

STORAGE/OFFICE UNIT WITH SMALL REAR YARD

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 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 01233 640800

Or via our joint agent: BTF Partnership, Hector Nelson – 01227 763663

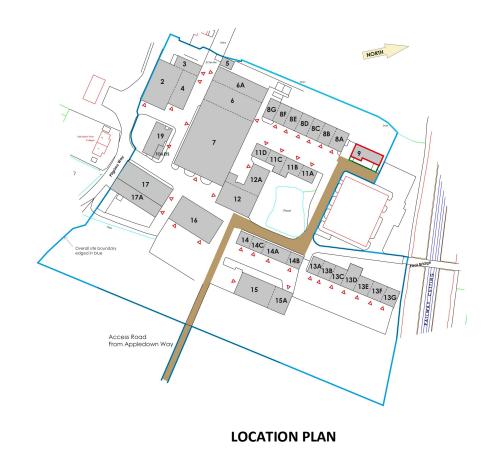
VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2407/April 2024



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.



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Office



Office



Store

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