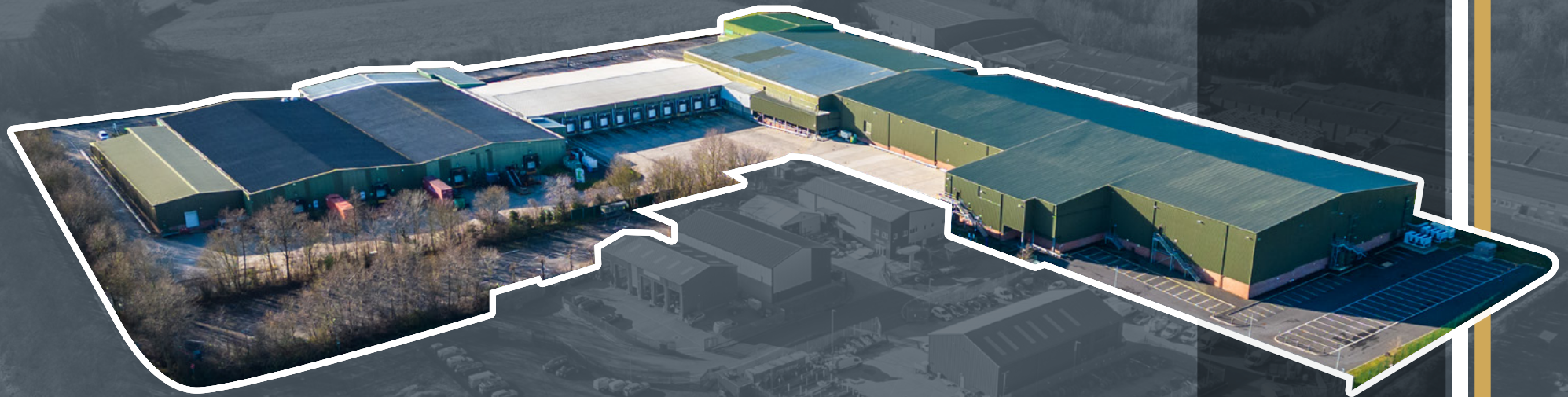


FOR SALE / TO LET

COLDHARBOUR LANE CANTERBURY CT4 5HL

CANTERBURY 240



FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET
242,000 SQ FT ON 10.4 ACRES

ON BEHALF OF JOINT ADMINISTRATORS

/// RENEW • SHOULDERS • FILLS



OPPORTUNITY SUMMARY

- ◆ South East logistics facility available on a **Freehold or Leasehold** basis.
- ◆ **242,000 sq ft** of high quality accommodation on a self-contained **10.4-acre site**.
- ◆ Strategic South East location providing **UK and Overseas market access** with fast access to the motorway and port network.
- ◆ Located within **14 miles drive of Dover, Folkestone, the M2 and M20**.
- ◆ **Purpose-built, high specification** premises with 18 dock level loading doors, temperature controlled storage space, and integral office accommodation.
- ◆ **53m and 106m** deep yards.
- ◆ **Unique opportunity** for an owner-occupier, ready for immediate occupation.
- ◆ Long term **investment and development potential**.

OFFERS INVITED ON A FREEHOLD OR LEASEHOLD BASIS

On behalf of Joint Administrators.



CANTERBURY 240



LOCATION SUMMARY

Canterbury is a historic cathedral city, located in the county of Kent. The City lies on the River Stour. The City has a district population of approximately 165,000. Canterbury is located 62 miles south east of London, 16 miles south west of Margate, 7 miles south of Whitstable and 17 miles north west of Dover.

In terms of road communications, the A28 (Margate to North Hastings) runs northeast/southwest direction through the city, the A2 (London to Dover) runs through the city and joins the M2 motorway eight miles to the west of the City.

In terms of public transport, Canterbury West Railway Station provides a direct service to London St Pancras with a shortest journey time of 56 minutes. Canterbury East Railway Station provides a direct service to Dover Priory with a shortest journey time of 22 minutes.

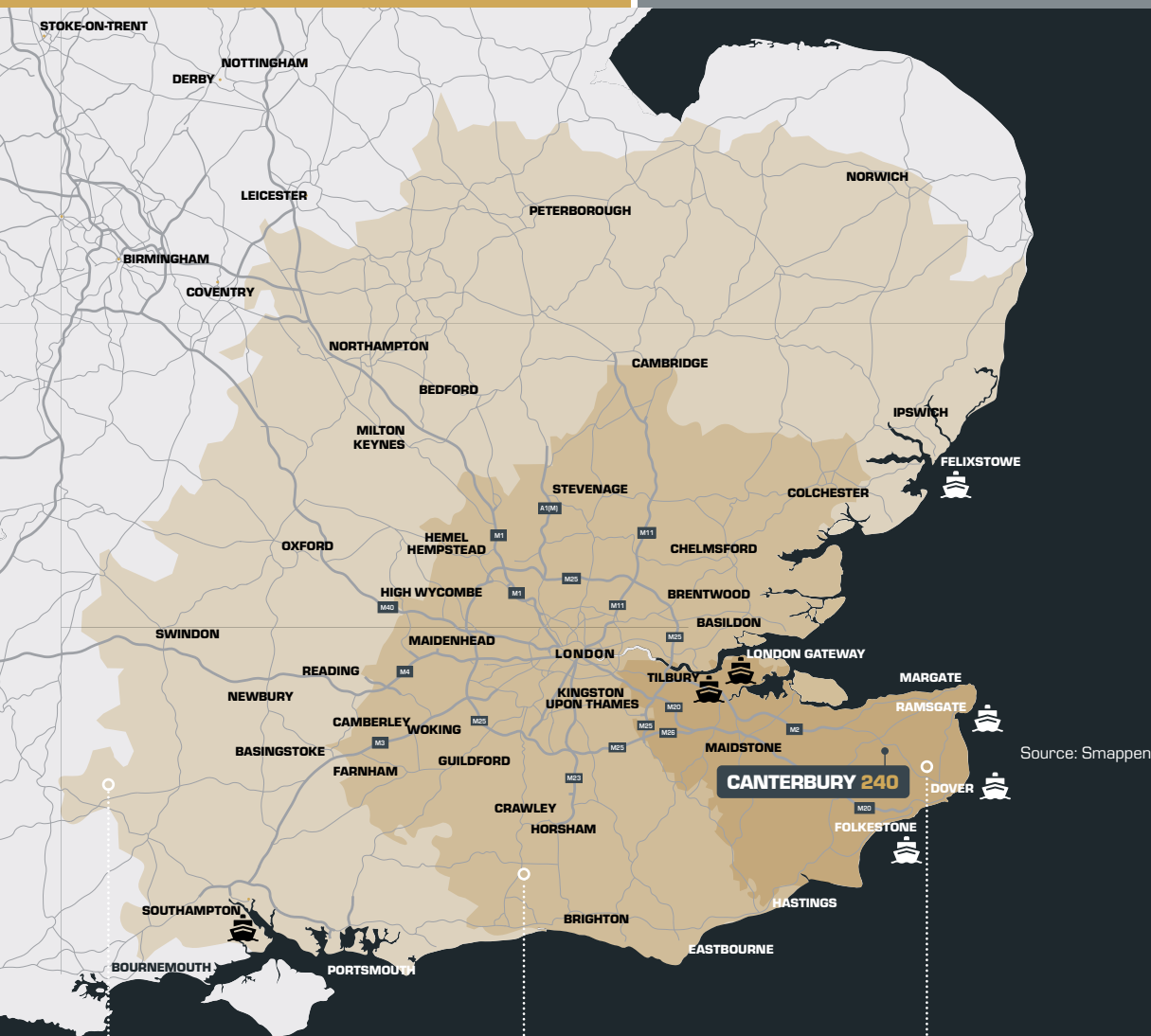
Bridge is a village and civil parish near Canterbury in Kent, South East England. Bridge village is in the Nailbourne valley, on the old Roman Road, Watling Street, formerly the main road between London and Dover. The village itself is centred 2.5 miles south-east of the city of Canterbury. Bekesbourne railway station is the closest station to Bridge and it is located around 1.6 miles north of the subject property.

Coldharbour Lane runs for approximately 0.63 miles from the junction with Frog Lane in the west to the junction with Woodlands Road in the east. Access to the A2 is located around 110 yards to the north of the junction between Coldharbour Lane and Frog Lane. The subject property is located around 560 yards to the east of the junction with Frog Lane and Coldharbour Lane and therefore has good access to the A2, M2 and wider motorway network.

There are some other warehouse occupiers located in the immediate areas including Hallmark Safety, Defined Wine and JW & LJ Brasier.

242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

CANTERBURY 240



Source: Smappen

180 MINS DRIVE TIME	10,543,068 million	5,633,751 million	689,344
	HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS
	26,125,567 million	14,147,631 million	1,683,418 million
	PEOPLE	PEOPLE	PEOPLE
120 MINS DRIVE TIME			
60 MINS DRIVE TIME			

Source: TravelTime

UK & GLOBAL MARKET ACCESS

Kent is the garden to England and the Gateway to Europe providing the ideal location to connect the UK to mainland Europe.

APPROX DRIVE TIMES



	MILES	TIME
CITY AIRPORT	64.4	1 hr 18 mins
GATWICK	68.5	1 hr 14 mins
HEATHROW	90	1 hr 34mins



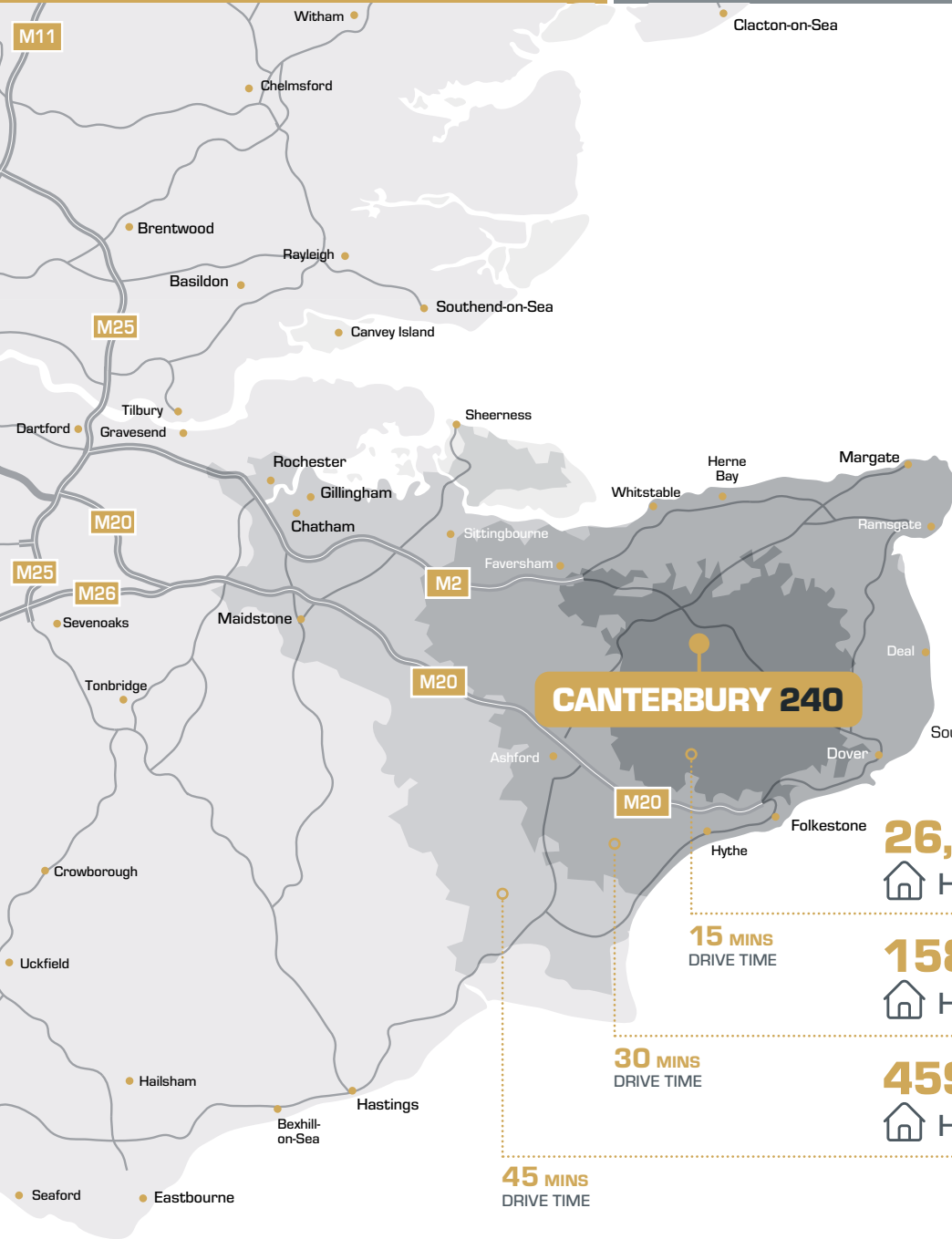
	MILES	TIME
FOLKESTONE	13	23 mins
DOVER	14.5	30 mins
RAMSGATE	17.5	33 mins
WHITSTABLE	18.2	25 mins
TILBURY	59.2	1hr 13 mins
LONDON GATEWAY	61.2	1hr 19 mins



	MILES	TIME
CANTERBURY	7.2	16 mins
M2 J7	11	12 mins
M20 J9	18	29 mins
ASHFORD	19	39 mins
MAIDSTONE	32.4	49 mins
M26 J2a	39.5	44 mins
M25 J2	46	47 mins
DARTFORD	49	1hr
LONDON	65.7	1hr 43 mins

242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

CANTERBURY 240



LABOUR MARKET



783,000 (APPROX)

ECONOMICALLY ACTIVE PEOPLE IN KENT



40,000 (APPROX)

PEOPLE IN KENT WORKING IN THE TRANSPORTATION & STORAGE SECTOR

Source: Nomis

26,823
HOUSEHOLDS

67,756
PEOPLE

15 MINS
DRIVE TIME

158,800
HOUSEHOLDS

382,888
PEOPLE

30 MINS
DRIVE TIME

459,178
HOUSEHOLDS

1,111,807 million
PEOPLE

45 MINS
DRIVE TIME

Source: TravelTime



AVERAGE GROSS WEEKLY PAY

CANTERBURY	£658
UK	£682
SOUTH EAST	£704
DOVER	£705
DARTFORD	£743

Source: Nomis

242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

CANTERBURY 240

DESCRIPTION

Canterbury 240 is a self-contained former food distribution facility extending to approximately 242,000 sq ft on a site of 10.4 acres.

The property comprises a purpose-built, high specification facility, configured as four adjoining steel portal framed buildings known as G1, G2, G3 and G4.

The accommodation comprises temperature controlled and ambient storage space, packing stores, 18 dock level loading doors, main reception, offices, canteens and ancillary areas.

The site also accommodates a total of approximately 300 car parking spaces, with additional loading areas and yards with depths of 53m and 106m

AGE

- ◆ **G1** appears to have been constructed in the late 1980s.
- ◆ **G2** was constructed in 2001.
- ◆ **G3** was constructed in 2005.
- ◆ **G4** was constructed in 2019.
- ◆ The packing store located on the south side of **G1** was constructed within the last eight years.

G1

G1 has four dock level loading doors located on the north east side of the building. **G1** comprises storage accommodation, packing stores, cold stores and office accommodation.



G3

G3 contains further storage and distribution accommodation, acting as the link building between G1 and G2. **G3** contains 10 dock level loading doors.



G2

G2 has one dock level loading door to the south west elevation. **G2** comprises storage accommodation, packing stores, cold stores and office accommodation.



G4

G4 has three dock level loading doors on the south eastern elevation. **G4** comprises packing stores, and two cold stores. There are WCs and locker rooms located on the lower ground floor of **G4**.



242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

CANTERBURY 240



242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

ACCOMMODATION

G1		
Floor	Area (sqm)	Area (sqft)
Lower Floor	7,089	76,305
Upper Floor	647	6,964
Total	7,736	83,269

G2		
Floor	Area (sqm)	Area (sqft)
Lower Floor	561	6,039
Upper Floor	4,437	47,759
Total	4,998	53,798

G3		
Floor	Area (sqm)	Area (sqft)
Lower Floor	2,590	27,879
Total	2,590	27,879

G4		
Floor	Area (sqm)	Area (sqft)
Lower Floor	325	3,498
Upper Floor	6,867	73,915
Total	7,192	77,413

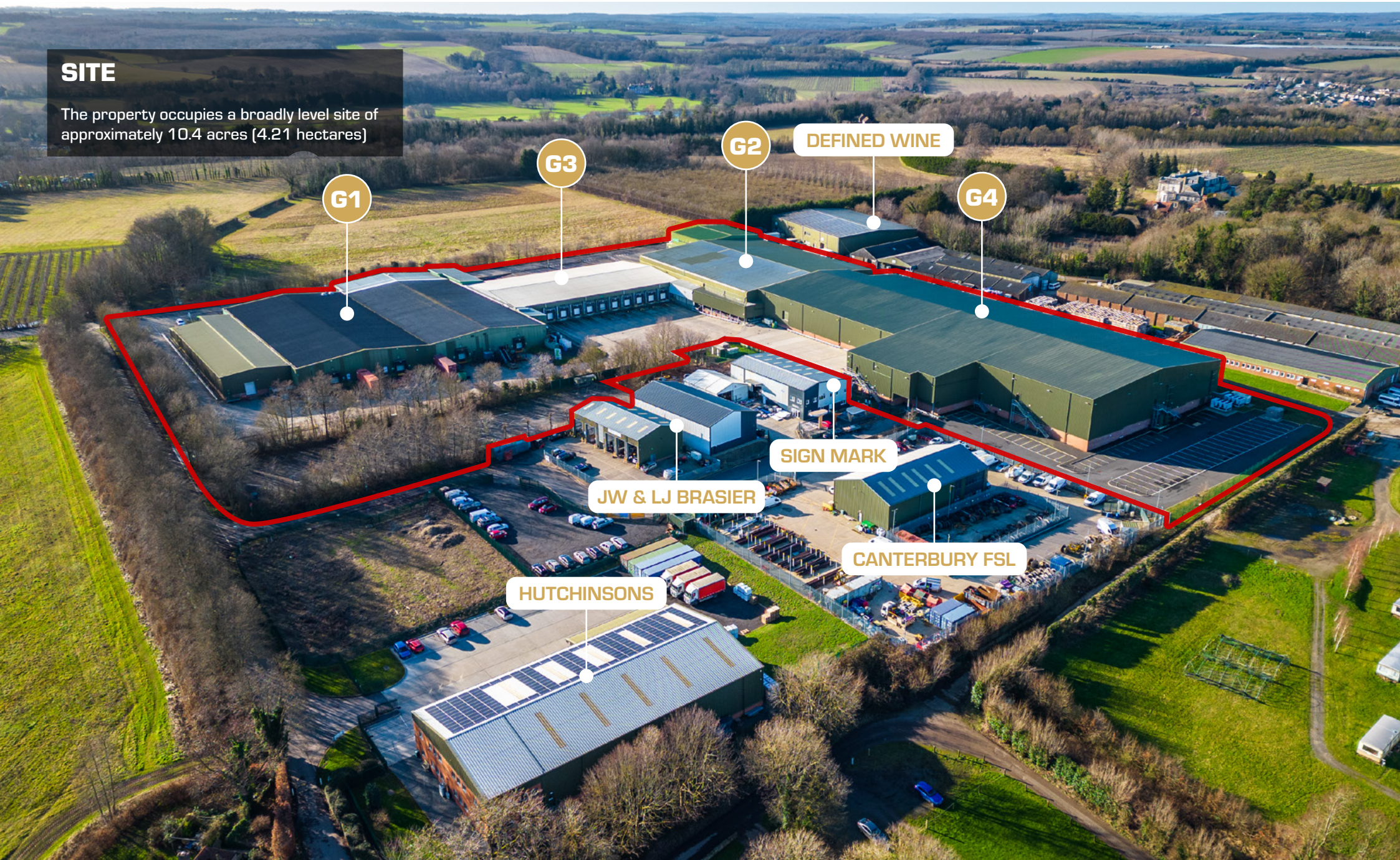
The property extends to a total floor area of 242,359 sq ft GIA



CANTERBURY 240

SITE

The property occupies a broadly level site of approximately 10.4 acres [4.21 hectares]



242,000 SQ FT FREEHOLD LOGISTICS FACILITY | FOR SALE / TO LET

CANTERBURY 240

TENURE

We are advised that the title is held Freehold.

VAT

Exclusive of VAT.

EPC

C (71) - Full copy available in the Data Room.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

DATA ROOM

Data room access available upon request.

PLANNING

Interested parties are advised to make their own enquiries with the local authority.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed.

OFFERS INVITED ON A FREEHOLD OR LEASEHOLD BASIS

On behalf of Joint Administrators



CONTACT

For further information and arranging inspections, please contact the sole agents:

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