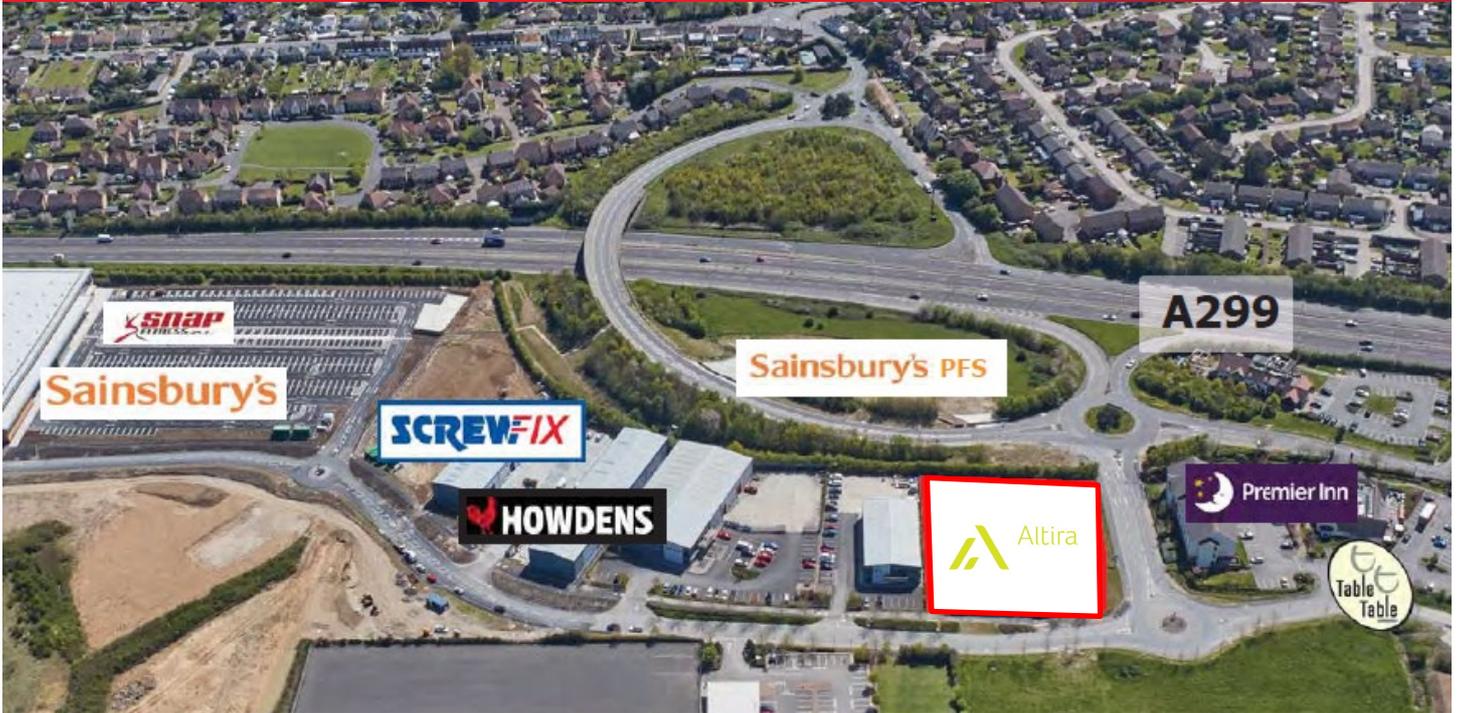




CUSHMAN & WAKEFIELD

ONE TRADE COUNTER UNIT REMAINING (3,500 SQ FT)

Unit 1, Altira Park, The Boulevard, Herne Bay, CT6 6LA



LOCATION

Altira Park is an industrial/warehouse scheme occupying a prominent position fronting the A299, with good connections to both local and national road networks. Herne Bay Town Centre is 1.5 miles north, Canterbury is 8.4 miles south and Ashford is 25 miles west.

Adjacent occupiers include a new Sainsbury's store, Screwfix, Howdens and Premier Inn.

Location	Distance
Herne Bay Town Centre	1.5 miles
Canterbury	8.4 miles
Ashford	25 miles
Dover	27 miles

Source: Google Maps

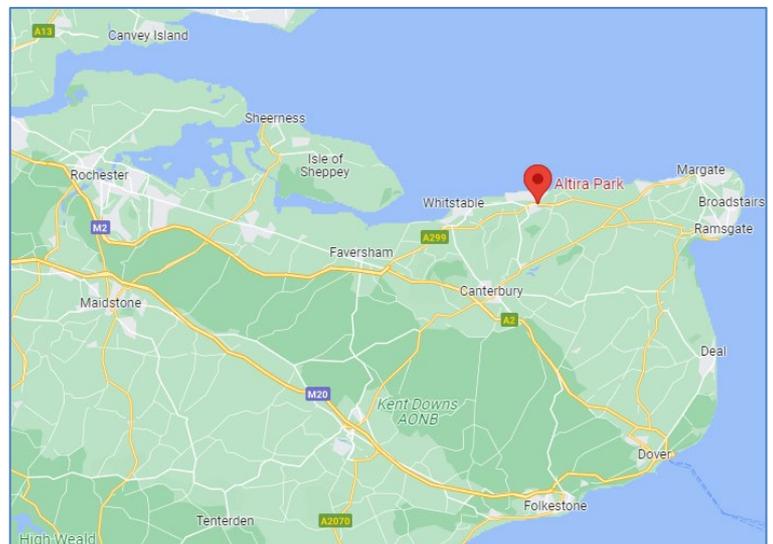
OVERVIEW

This new development of units is to be designed to a market leading specification offering four units extending to a total of 14,000 sq ft. **Only one unit is remaining.**

Lettings secured to:



LOCATION MAP





**CUSHMAN &
WAKEFIELD**

ONE TRADE COUNTER UNIT REMAINING (3,500 SQ FT)

Unit 1, Altira Park, The Boulevard, Herne Bay, CT6
6LA

Availability & Timescales

Altira Park offers an immediately deliverable development opportunity. Under planning application reference number CA/22/01051, Canterbury City Council have granted full planning permission for the construction of a Class E (g)(iii) B2/B8 industrial unit. Planning Permission was granted in August 2022 with completion anticipated to be Spring 2023.

TERMS

A new Full Repairing and Insuring Lease is available for a term by agreement.

RENT

Upon application.

LEGAL COSTS

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

SITE PLAN



ACCOMODATION

	SQ FT	SQ M	Occupier
Unit 1	3,250	301.94	TO LET
Unit 2	3,500	325.16	City Plumbing
Unit 3	3,000	278.71	Brewers
Unit 4	4,000	371.61	Tool Station
Total (GIA)	14,000	1,300.64	



*All areas are measured on an approximate Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

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The Misrepresentation Act 1967.

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