



THE
H O P L A N D S
BUSINESS PARK

HERSDEN, CANTERBURY, KENT

AFFORDABLE, FLEXIBLE AND HIGH
QUALITY BUSINESS SPACE AVAILABLE
TO RENT OR BUY

Quinn
Estates

Directly accessed from the A28 as part of a major new development in one of Canterbury and East Kent's established business areas.



Indicative Image of Hoplands Business Park

CANTERBURY
4 MILES

A28

THANET & A299
5 MILES



APPRENTICESHIP CENTRE PRE-SOLD TO EAST KENT COLLEGE

**DESIGN & BUILD
OPPORTUNITIES
AVAILABLE**



Delivered by Kent's most proactive developer of commercial space, Hoplands Business Park provides an exceptional location for doing business



Indicative Image of Hoplands Business Park

Trade Counters	Office and Industrial Space
Space available from circa 2,000sq.ft	Space available from 1,000sq.ft
Plentiful parking	Plentiful parking
Location on a key arterial route	Located alongside East Kent College's new apprenticeship centre
Buy and rental options available	



The Foundry Business Park By Quinn Estates





SPECIFICATION

These new industrial/warehouse units benefit from high quality brick elevations and microrib cladding and will provide from ? sq m – ? sq m (? sq ft – ? sq ft) accommodation, including first floor office/ancillary space.

KEY FEATURES

- 6m internal eaves height
- Floor loading capacity - 15 kN/m²
- Sectional loading bay door
- 1 loading and 2 parking bays per unit
- PPC aluminium curtain walling and double glazed windows
- Power floated screeded floor
- Trapezoidal roof cladding
- GRP rooflights

SERVICES

Mains gas, 3 phase electricity, water and telecoms will be available.

TENURE

The property is available freehold or by way of a full repairing and insuring lease. Details available on application.

PLANNING

Planning consent has been granted under ref. CA/16/00404/OUT for a commercial estate comprising Class B1 business floorspace (up to 5572sq.m). Further planning consent has allowed for B2 and B8 uses.



Building Your Future

For more information on the Hoplands Business Park, please contact:



Josh Wilson, Head of Sales at Quinn Estates

T | 01227 831 212

E | Josh@quinn-estates.com



Vaughan Hughes, BSc MRICS of Caxtons

T | 01227 788088

E | vhughes@caxtons.com