

MODERN INDUSTRIAL UNIT TO LET



- Modern industrial/business unit available for a variety of uses
- Close to A2 for access to London & Dover
- Popular and established business park
- 24 hour access and CCTV

UNIT 17b, CT3 Business Park

Cooting Road

2,286 sqft

Aylesham

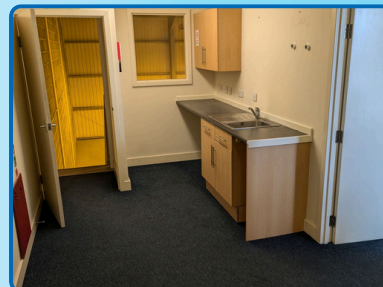
212.37 sqm

Canterbury

CT3 3DW

£24,000 pax

AVAILABLE AUGUST



Location

CT3 Business Park is situated with direct access to the A2 between London & Dover.

The A2 provides quick access to London and the national motorway network via the M2/M25 and also fast access to Dover and Canterbury which are 8 and 6 miles respectively.

The business park benefits from 24/7 access and CCTV.

Local Businesses

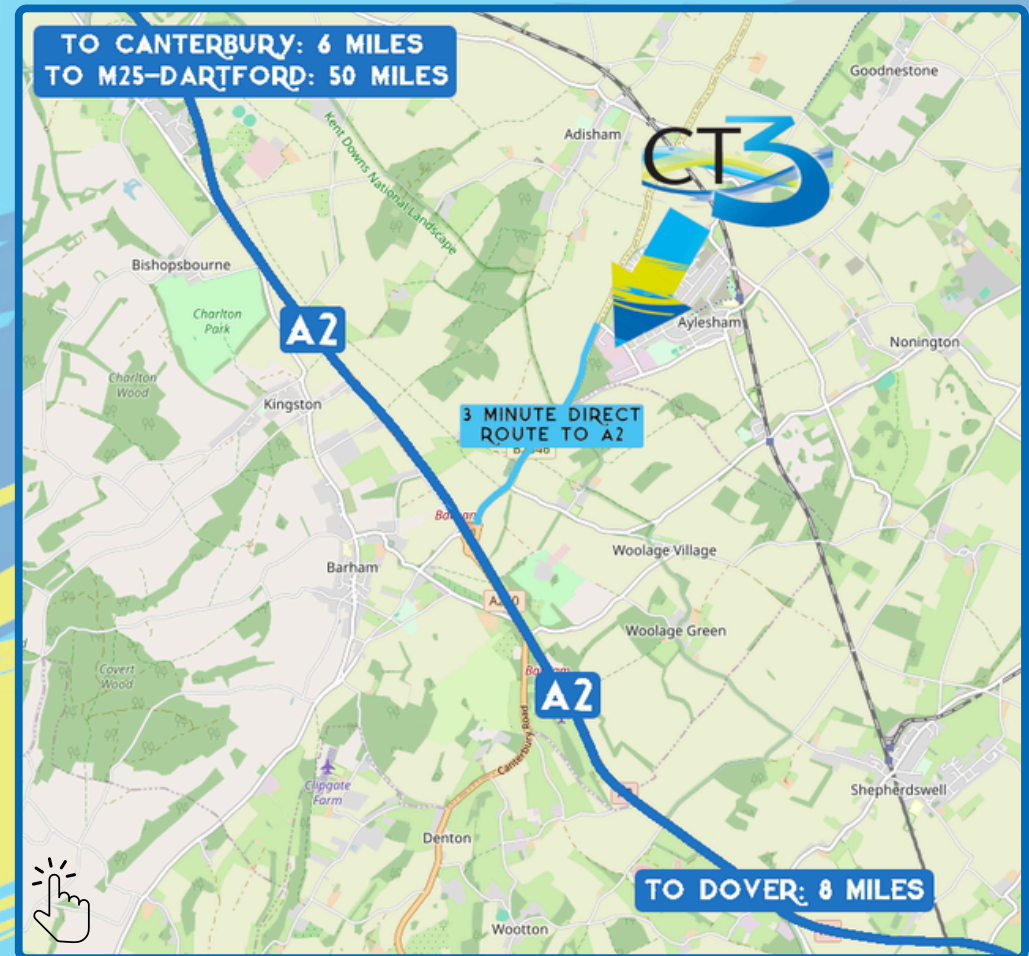
Other businesses located at CT3 Business Park include Channel Commercials, Cowling & Wilcox, Alliance Healthcare, G4S and Autowindscreens.

Description

The mid-terraced industrial building is accessed by a pedestrian door leading to a reception/office area.

The accommodation provides modern industrial space with an eaves height of 5m, full height roller shutter door, overhead gas heating, sodium lighting and ancillary staff and WC accommodation.

There is also an office and kitchenette on a mezzanine level.



**For further
information contact:**

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Commercial Property
& Asset Manager
Stour Valley Group

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Floor Area

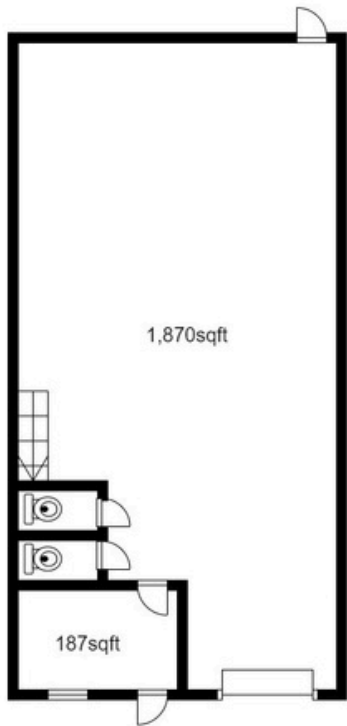
The property has a gross internal area of approximately 212.37sq m (2,286 sq ft).

Tenure

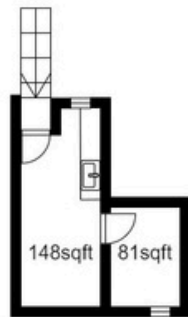
The property is available to let on full repairing and insuring terms at an initial rent of £24,000 per annum exclusive of all other outgoings. Terms to be agreed.



Ground Floor



First Floor



Planning

The current planning permission would accommodate a variety of uses within Use Class E. The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

According to the [Valuation Office Agency website](#) the property's description is "Workshop and Premises" and the rateable value is £19,250.

Legal Costs

Each party is to be responsible for their own legal costs

EPC

The property has an energy efficiency rating of D-83

Misrepresentation Act. Whilst every care is taken in the preparation of these particulars, Stour Valley Group take no responsibility for any error, misstatements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract.

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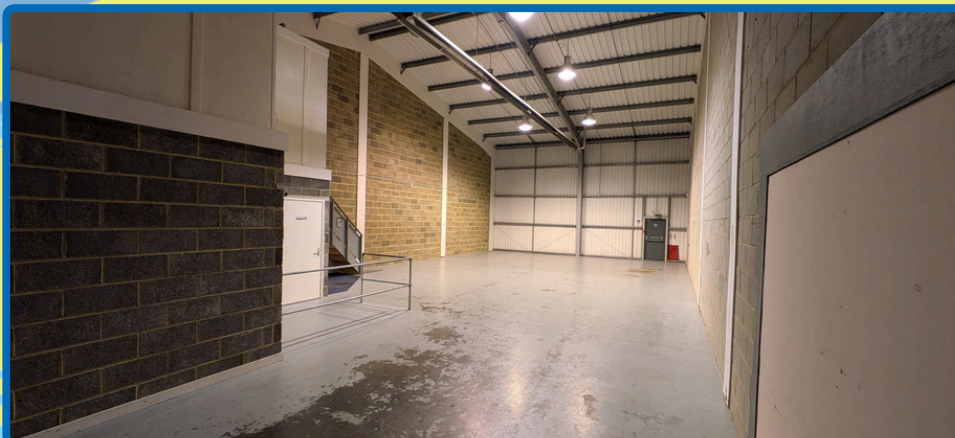
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