



Retail Warehouse – 10,500 sq ft To Let
Established Retail Warehouse and Trading Estate

LOCATION

Canterbury is an historic cathedral city located approximately 63 miles south east of London and 16 miles north east of Ashford, with a resident population of c. 144,000. The city has good road communications served by the arterial A2/M2 linking London and the nearby port of Dover. Canterbury has two mainline stations with services to London St Pancras (51 minutes) and London Victoria.

The property is situated on an established retail warehouse and trading estate less than a mile from the city centre and just off the A28 link road from the A2 to the city centre.

Simmonds Road is the main arterial route through the Wincheap Estate and occupiers include **Toolstation**, **Mr Clutch**, **CareCo** and **Brewers**, while other occupiers on the estate include **MKM**, **Howdens**, **Screwfix**, **GO Outdoors**, **Tile Giant**, **Topps Tiles**, **Easy Bathrooms**, **American Golf**, **Hammonds**, **Iceland**, **Euronics** and **Sussex Beds**.



ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

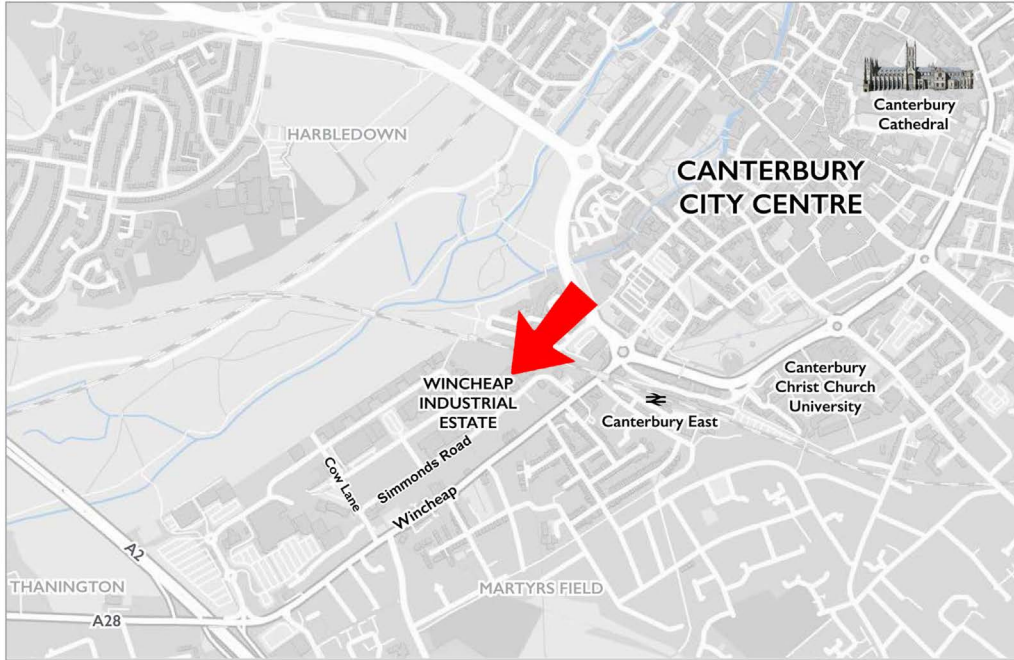
Gross Internal Area **983 sq m** **10,581 sq ft**

The property benefits from 101 shared customer car parking spaces.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rent of **£115,000 per annum**, subject to five yearly upward only rent reviews.





ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C. A copy of the EPC is available upon request.

RATES

Current Rateable Value	£56,500
Rate in the £ (2025/26)	55.5p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

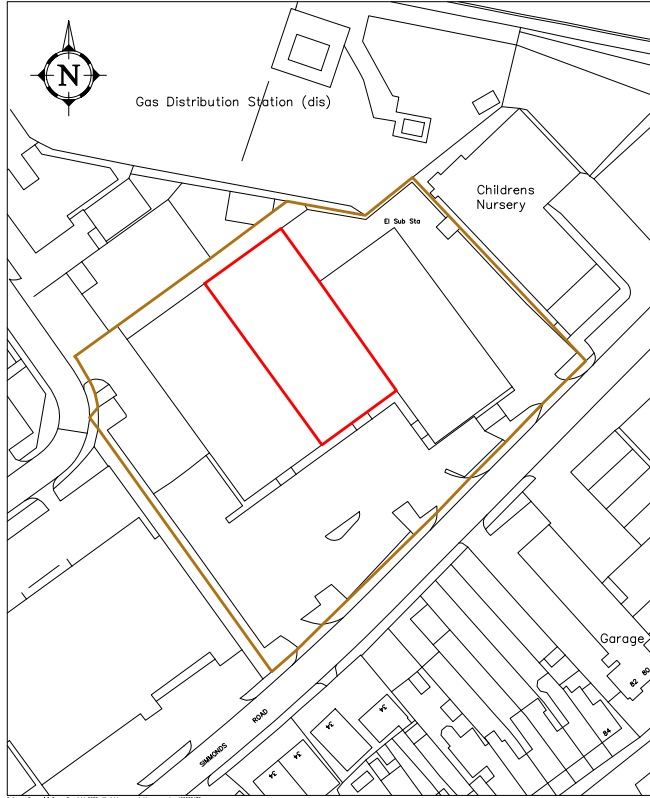
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Subject to Contract and Exclusive of VAT (if applicable).

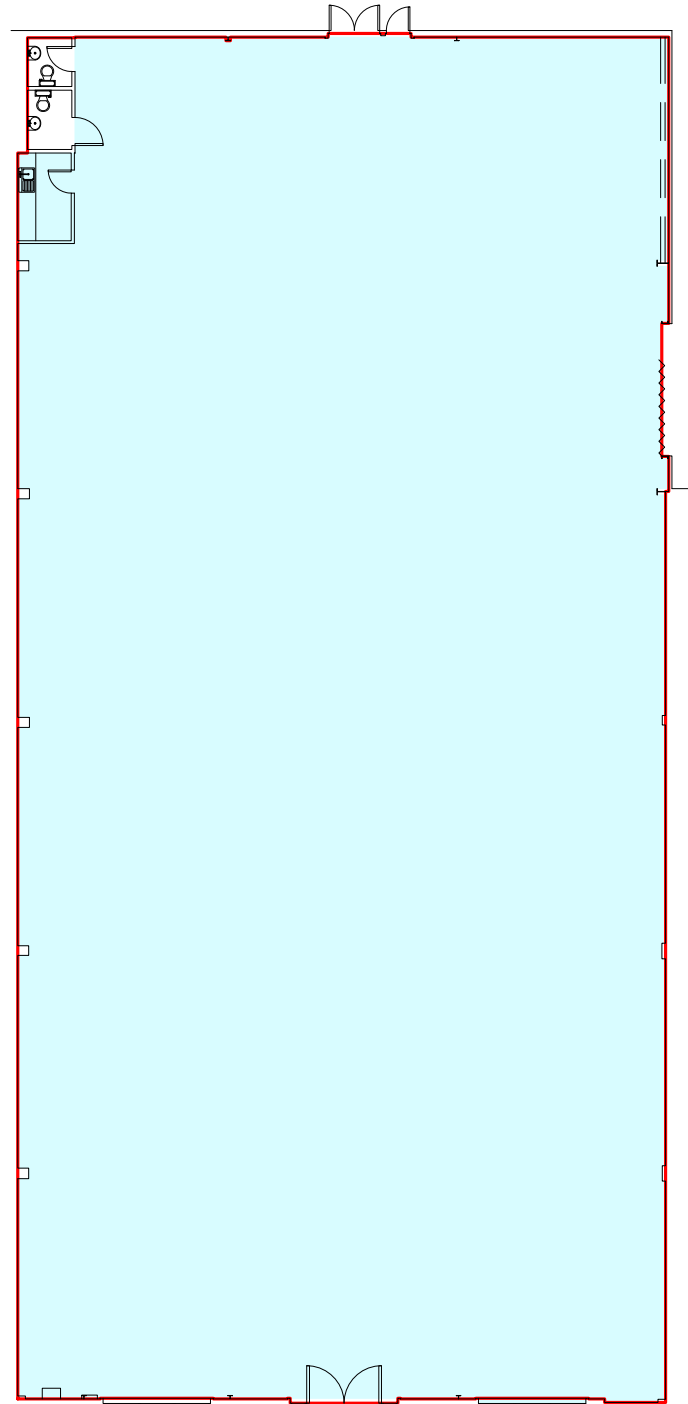


PLAN



Location plan

Right of access and parking



Ground floor

Gross internal area: 983.0 sq m/ 10,581 sq ft
 Net internal area: 975.5 sq m/ 10,500sq ft



Notes:

Project:
 Unit 4B Wincheap Retail Park
 Simmonds Road
 Canterbury
 CT1 3RD

Drawing no.: 50725
 Revision: 00
 Drawn on: 23-01-2024
 Drawn by: JG

Scale: @A3
 Floorplan: 1:200
 Location plan: 1:1250



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