

Available June 2021

TO LET

smith
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chartered surveyors

New Build Commercial Unit

**Barton Business Park
New Dover Road, Canterbury
Kent CT1 3AA**



**NEW BUILD B1(c) & B8
COMMERCIAL UNIT**

3,000 sq.ft. – 4,500 sq.ft

15 Tufton Street • Ashford • Kent TN23 1EE

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Situation

Barton Business Park is an established industrial estate off New Dover Road, opposite the park and ride car park. The estate is located within 1.5 miles of the A2 and within a 10-minute drive of Canterbury City Centre.

Description

Construction has commenced on Block A with half of the Block now LET and a 3,000 sq.ft. self-contained industrial/warehouse unit left remaining, with scope to create an extra 1,500 sq.ft. with the installation of a 50% mezzanine. The unit will be of steel frame construction with part brickwork elevations and insulated metal profile cladding. The unit will be finished to a shell condition with W/C facilities, an independent cesspool for drainage and a 3-phase electricity supply will be available for tenants to install. The unit will benefit from separate personnel and roller shutter doors.

An area for car parking will be available to the front of the unit.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 22A/B	278.7	3,000
Unit 22C	Under Offer	
Unit 22D	Under Offer	

Business Rates

To be assessed upon completion.

Energy Performance Certificate

Full EPC recommendation report and certificate will be available on completion.

NO MOTOR TRADE OR LEISURE USE

Planning

Planning approval has been granted for this development under reference: CA/19/01679. For further information contact Canterbury City Council.

Terms

The unit is available to rent on a full repairing and insuring basis. Length of lease is negotiable and 3 months rental deposit is required. Estate service charge payable – full details available on request.

Rent: 3,000 sq.ft. unit – £24,000 per annum plus VAT

A mezzanine floor area up to 1,500 sq.ft. is also available - further details available on request.

Legal Costs

Ingoing tenant to pay a £150 contribution towards the preparation of standard lease agreement.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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01233 640800

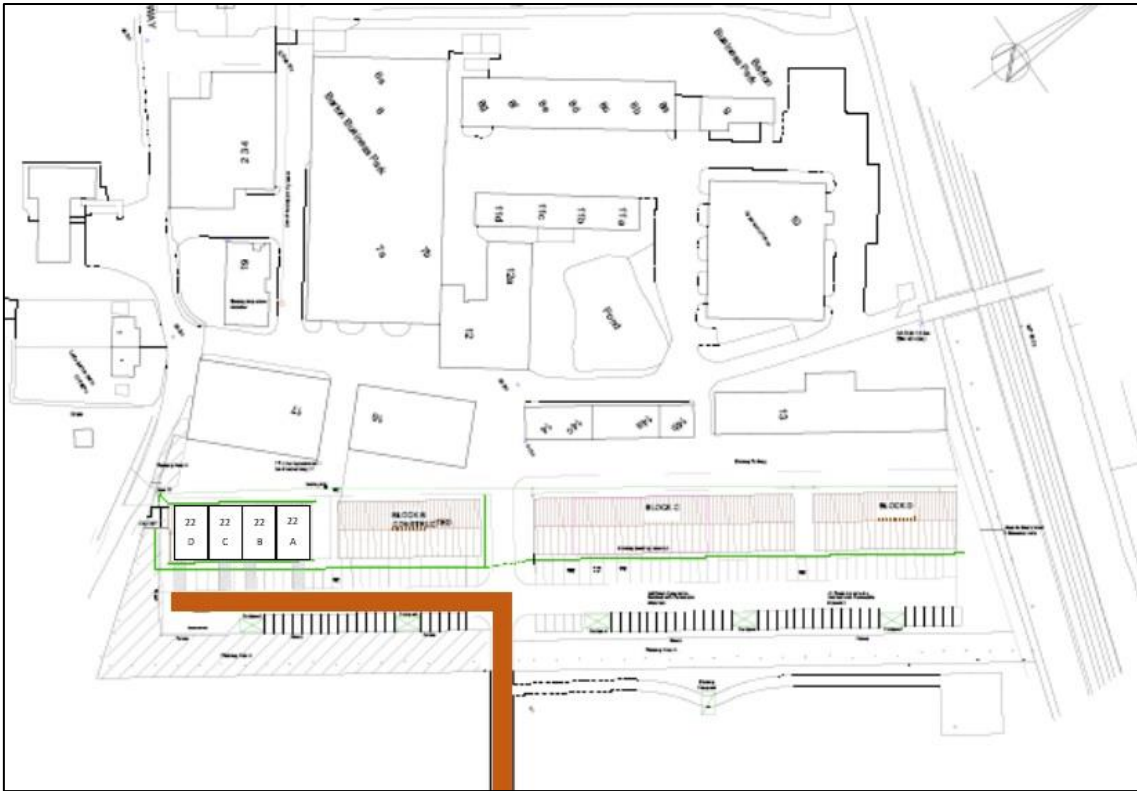
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**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available on request).

A3116/February 2021



Estate Layout Plan



Indicative Internal Photographs

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.



Drawing Showing Block A Elevation



Location Plan

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