

AVAILABLE
EARLY 2019



STONEGATE

PARK

Stone Street - Canterbury - CT4 6DA



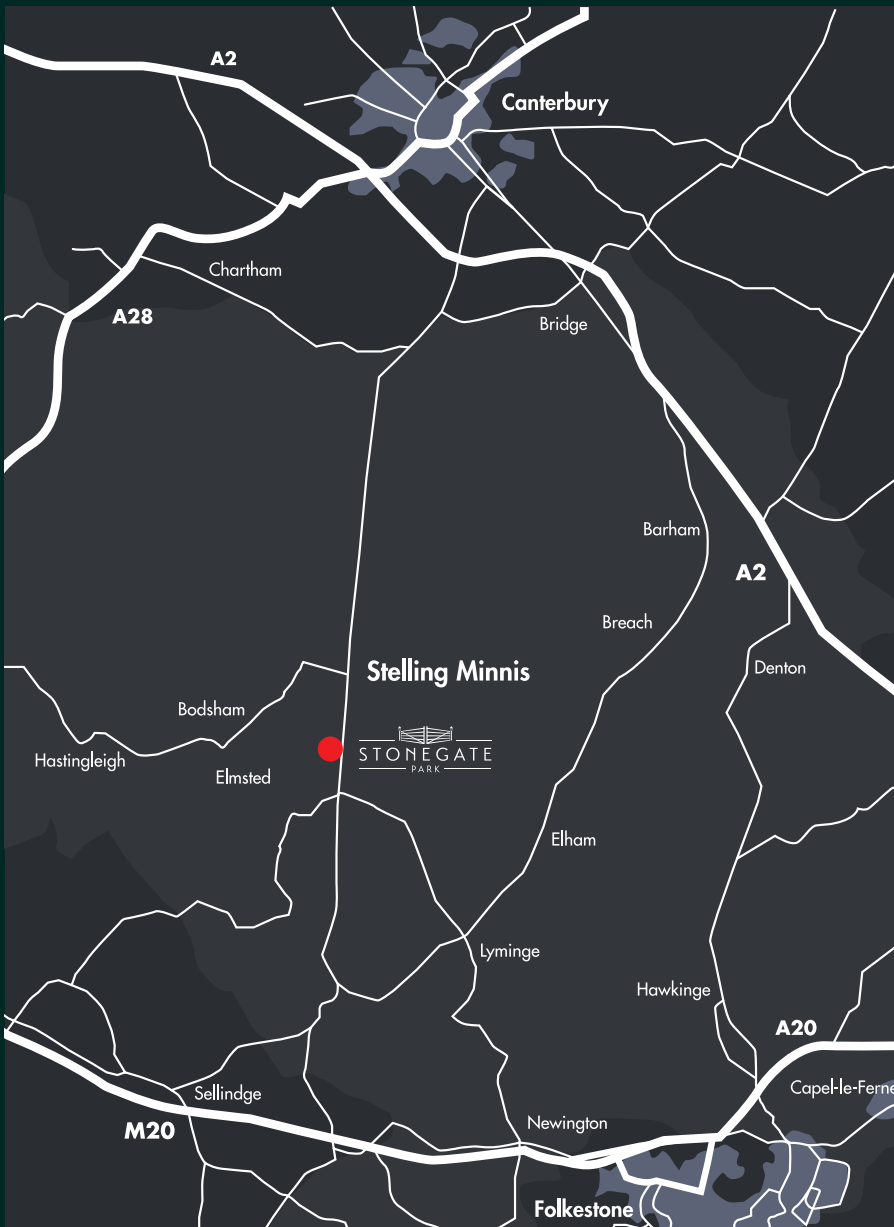
Two brand new Grade A office buildings totalling
5,000 sq. ft., conveniently located just 10 minutes from
Canterbury and 8 minutes from the M20



Welcome to Stonegate Business Park

Stonegate Business Park is a unique opportunity to purchase or lease Grade A office space minutes from Canterbury and the M20. Expertly designed by award-winning architects BDB Design, the buildings can be adapted to meet the requirements of many businesses through their flexible internal layout and spacing. With local amenities such as a village shop/post office and a variety of pubs a short walk away, Stonegate Business Park is a practical work space set within an area of outstanding natural beauty.

The Location



Stonegate Business Park is located 7 miles South of the City of Canterbury, on the historic Roman Stone Street road which links Canterbury to Folkestone and the surrounding villages. The M20 motorway is 6 miles further to the South, with immediate access to the Channel Tunnel where trains now take just 35 minutes to reach the continent. Stelling Minnis, Bodsham and Stowting Primary Schools are located within a 3 mile radius of the site and grammar schools such as Simon Langton Boys School and Simon Langton Girls School can be found within a 6 mile radius.

The Office

Both buildings will be delivered to Grade A specification, including comfort cooling and air conditioning, raised access computer flooring and suspended grid LED lighting system. The buildings will also come with a generous amount of parking - 23 spaces are available and will be allocated on a ratio of 1:213 per square foot. Building One has a net internal area of circa 1,600 sq ft. Building Two has a net internal area of circa 3,400 sq ft. High-speed fibre optic broadband will be provided to the buildings

Unit One: Front Elevation



Unit Two: Front Elevation



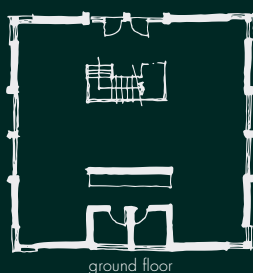
Unit Two: Front Elevation



Unit Two: Rear Elevation



Unit One

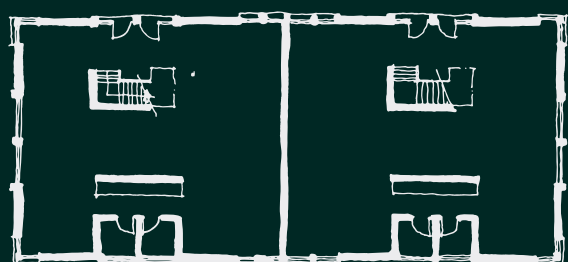


ground floor



first floor

Unit Two



ground floor

Terms

The buildings are available to rent or for sale on the basis of 125 year lease. The terms are as follows:

Leasehold

- £17.75 per sq. ft + VAT
- Negotiable lease periods with rent reviews

Freehold

- £235 + VAT per square foot

Further fit out

Whilst the offices are provided to Grade A specification, further fit out works necessary for a particular business can be priced by Quinn Estates on a cost plus basis

A development brought to you by



Building Your Future

For more information on **Stonegate Business Park**, please contact:

Siobhan Wood of Smith Woolley

dd | 01233 640800

m | 07834 519748

e | Siobhan.Wood@smithwoolley.com

