

TO LET

**Units 9 & 10 Canterbury Industrial Park
Island Road, Hersden, Canterbury CT3 4HQ**

Rent Reduction

**smith
woolley**
chartered surveyors



5,712 sq ft vehicle repair / industrial / storage unit with forecourt

15 Tufton Street • Ashford • Kent TN23 1EE

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Situation

The property is located on the popular Canterbury Industrial Park in Hersden, just a 15-minute drive from Canterbury City Centre. Island Road (A28) is the main trunk road connecting Canterbury to Thanet. The Port of Dover is less than 25 miles from the property.

Description

The property comprises two interconnecting units used until recently as a vehicle service and MOT centre and the units benefit from a total of 4 inspection pits. **Alternative storage warehouse / general industrial uses will certainly be considered. The landlord would be prepared to cover the inspection pits (as required) to accommodate.** The units can be accessed via 2 front personnel doors leading to customer/reception areas. 4 manual roller shutter doors (approx. 3.68m wide x 4.55 high) with perspex panels give additional access directly into the units and provide good natural light.

There are customer reception areas and offices adjoining the workshops and an area of outside storage at the rear.

The units also benefit from 2 mezzanine areas - one suitable for pure storage and the second provides W.C. and kitchen facilities and storage. A large forecourt to the front provides car parking for up to 10 vehicles.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Ground Floor		
Workshop	422.27	4,545
First Floor		
Mezzanine stores	61.46	662
Mezzanine with W.C. facilities, kitchen & Storage	<u>46.93</u>	<u>505</u>
Total	530.66	5,712



Business Rates

Tenant to be responsible for payment of business rates. The property currently has the following two rateable value assessments:

Unit 9:	£15,750
Unit 10:	£14,250
UBR (2019/20)	49.1p

Interested parties are advised to confirm these figures with Canterbury City Council.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 79 (Band D).

Terms

The property is available to let by way of a new full repairing and insuring lease at a rent of **£39,500 per annum (plus VAT)**. Length of lease is negotiable. Deposit payable.

Services

Mains electricity (3-phase), drainage and water are connected to the premises.

Legal Costs

Ingoing tenant to contribute £150 plus VAT towards preparation of standard estate lease agreement.

Viewings

Strictly by appointment through these offices.

For Further Information

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).
A3085/May 2019



Location Map

