



TO LET
MODERN INDUSTRIAL/WORKSHOP UNITS

BARTON BUSINESS PARK, CANTERBURY

Barton Business Park

New Dover Road

Canterbury,

CT1 3AA

Range of Industrial/Workshop Units

TO LET

207.8 – 411.6 m² (2,215 – 4,430 sq. ft.)

- Established Industrial Estate
- Excellent Links to A2 Dual Carriage Way
- Mezzanine Offices & Staff Facilities
- Allocated Car Parking

Viewings strictly by appointment via sole agents:

Kathreen Robertson
Or Will Giles
01227 763663

btf

LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

Barton Business Park is an established industrial estate situated just outside Canterbury City Centre.



DESCRIPTION

There are currently two available units to the front of the estate forming part of a terrace of four modern single storey industrial/warehouse units constructed in 2020.

Unit 21B has been fitted out by the current tenant to provide a workshop with glazed partitioning on the ground floor and modern offices with staff kitchen on the mezzanine.

Unit 21D is an end of terrace unit and benefits from warehouse/workshop on the ground floor and additional storage on the mezzanine.

Each unit is finished to a good modern specification and has the following features:

- Power-floated concrete floor
- 5.5m approx.. eaves
- Electric roller shutter door and separate personnel door access
- Disabled W.C. facilities
- 3-Phase electricity supply

ACCOMMODATION

The units have the following approximate floor area (GIA):

Property	Accommodation	m ²	sq ft
Unit 21B			
Ground	Warehouse	319.4	1,500
First	Mezzanine	66.4	715
		205.8	2,215
Unit 21D			
Ground	Warehouse	319.4	1,500
First	Mezzanine	66.4	715
		205.8	2,215

CAR PARKING

An area directly in front of each unit is allocated for parking and loading/unloading. Additional communal on-site parking available.

TERMS

The units are available to let either separately or together on a new full repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of **£19,750 per annum per unit** (exclusive of rates, service charge and VAT).

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

SERVICE CHARGE

A service charge is payable in relation to the upkeep of the communal estate. Full details available on request.

UTILITIES

The Tenant will be responsible for all utilities within the demise. The costs of electricity, water and septic waste will be recharged to the tenants.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) of each unit being as follows:

Unit 21B - Workshop and Premises - £17,000

Unit 21D - Workshop and Premises - £17,000

The current UBR is 49.9p. Further details are available from the agent of the VOA website.

EPC

Units 21B and 21D have a current energy performance rating of 34 (Band B) and 30 (Band B) respectively. Full details and copies of each certificate available upon request.



LEGAL COSTS

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

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through:

BTF

Will Giles
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Details created June 2025

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