



TO LET
INDUSTRIAL UNIT

21A BARTON BUSINESS PARK, CANTERBURY

21a Barton Business Park
New Dover Road
Canterbury
Kent CT1 3AA

**Modern Single Storey Industrial/
Warehouse**

TO LET

207.8 m² (2,215 sq ft)

- Established Industrial Estate
- Excellent Links to A2 Dual Carriage Way
- Electric Roller Shutter
- 3-Phase Electricity Supply
- Allocated Car Parking

**Viewings strictly by appointment via
sole agents:**

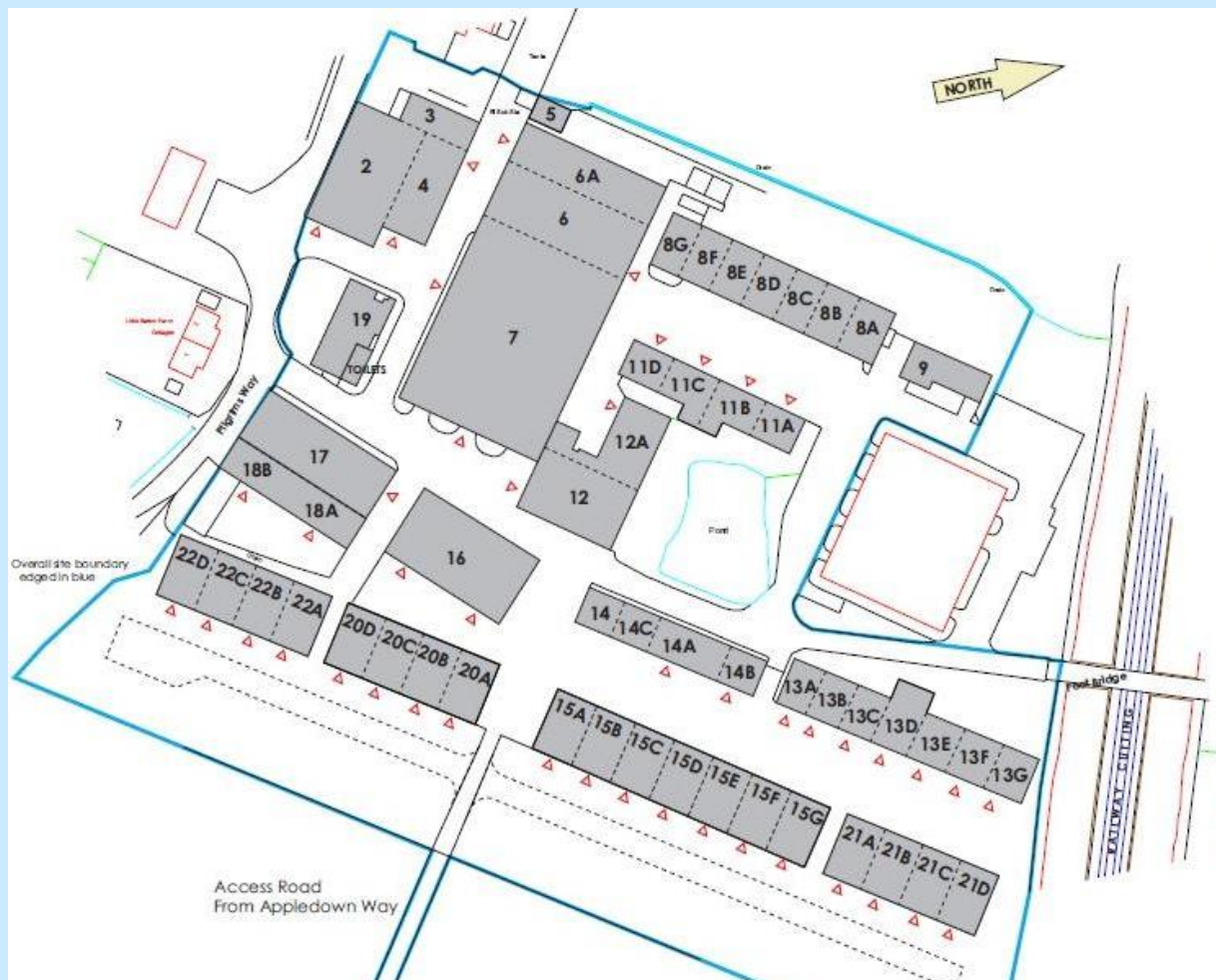
**Will Giles or
William Hinckley**
01227 763663

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 a short distance to the east of Canterbury City Centre, off the New Dover Road and within a short distance from the A2 dual carriageway.



DESCRIPTION

The property comprises a modern single storey industrial/warehouse unit. It has a steel frame with a mix of brick and insulated metal profile sheet clad elevations and a pitched, insulated roof incorporating translucent panels.

The unit is finished to a good modern specification including :

- Power-floated concrete floor
- 5.5m approx. eaves
- Electric roller shutter door
- Disabled WC
- 3-Phase power
- Half-cover Mezzanine

ACCOMMODATION

The unit has the following approximate floor area (GIA):

Property	Accommodation	m ²	sq ft
Ground	Warehouse	139.4	1,500
First	Mezzanine	66.4	715
Total		205.8	2,215



Indicative Photo

TERMS

The unit is available to let 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** (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.

CAR PARKING

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

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 the property being as follows:

Unit 21A - Workshop and Premises - £16,250

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

EPC

The property has a current energy performance rating of 36 (Band B). Full details and copies of each certificate available upon request.

LEGAL COSTS

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

Indicative Photo



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

Smith Wooley

Will Giles
01227 763663

Or

Siobhan Wood
01233 640800

Details created November 2025

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