



TO LET
LIGHT INDUSTRIAL UNIT

**RHODAS STUDIOS, STATION ROAD EAST,
CANTERBURY**

RHODAS STUDIOS STATION ROAD EAST CANTERBURY KENT CT1 2RJ

Light Industrial Unit

TO LET

202.4 m² (2,178 sq ft)

- **Convenient City Centre Location**
- **A Short Walk from Canterbury East Train Station**
- **Electric Roller Shutter Loading Door**

Viewings strictly by appointment via sole agents:

**Will Giles of
William Hinckley
01227 763663**



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.

The property occupies a prominent location on Canterbury's main ring road, immediately outside the historic city walls. The location provides convenient access to Canterbury city centre and the surrounding road network, with the A2 readily accessible, providing direct connections towards London, Dover and the wider Kent motorway network.

DESCRIPTION

The property comprises a single storey light industrial unit having brick, corrugated asbestos and PVC clad elevations with a pitched trussed roof incorporating translucent panels. The workshop has an eaves height of around 3.0m rising to 5.1m at the ridge, concrete floor and electrically operated loading door.

The property benefits from the following features:

- Central Heating
- Ancillary office/staff area
- Demised Kitchen & W/C facilities
- Parking for 3 – 4 cars

ACCOMMODATION

The property has the following floor area (GIA):

Floor	Accommodation	m ²	Sq ft
Ground	Workshop & Staff	154.2	1,660
First	Store	35.2	379
External	Store	13.0	139
Total		202.4	2,178

TERMS

The property is available to let on a Full Repairing and Insuring lease for a term to be agreed.

RENT

Our client is seeking a rent of £20,000 per annum.

DEPOSIT

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

BUSINESS RATES

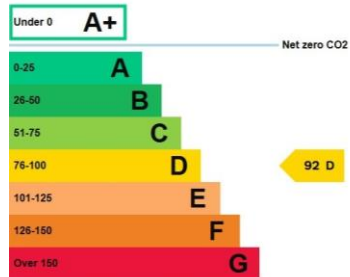
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Warehouse and Premises - £16,500

The current UBR is 43.2p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

EPC

The property has a current rating in Band D



LEGAL COSTS

Each party will bear their own legal costs.

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 Sole Agents:

BTF

Will Giles
William Hinckley
01227 763663

Details created September 2026





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