

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS  
1989 • 2024

**2B AND 2C BROAD OAK TRADING ESTATE  
BROAK OAK ROAD  
CANTERBURY, KENT CT2 7SP**



**INDUSTRIAL/WAREHOUSE PREMISES  
13,125 SQ. FT. (1,219 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

The units are situated on a prominent trade counter estate including Halfords Autocentre, Plumbase, Howdens and Dulux. They are on Broad Oak Road about 1½ miles East of the City Centre Ring Road and A2. Broad Oak Road is a busy thoroughfare being one of the main routes into the City from Herne Bay and the Vauxhall Industrial Estate.

For location click line or copy & paste

<https://w3w.co/dogs.cloak.sings> to your browser

## DESCRIPTION

The property has the following salient features:

- 2x Roller shutter door
- Steel portal frame
- 4.36m Eaves
- Hot air blowers
- Two trade entrances
- 19 Parking spaces
- Mezzanine storage
- Three phase electricity supply
- Separate male & female WCs
- Easy access to A2 & Canterbury West train station

## ACCOMMODATION (gross internal area)

	SQ. FT.	M <sup>2</sup>
Trade counter/ Warehouse	9,835	913.67
Mezzanine Storage	3,290	305.64
<b>TOTAL</b>	<b>13,125</b>	<b>1,219.31</b>

## TERM

The property is available by way of either an assignment or sublease expiring June 2029 on a full repairing and insuring basis.

## RENT

June 2025 to June 2026: £98,724 per annum  
June 2026 to June 2027: £109,116 per annum  
June 2027 to June 2028: £119,508 per annum  
June 2028 to June 2029: £132,498 per annum

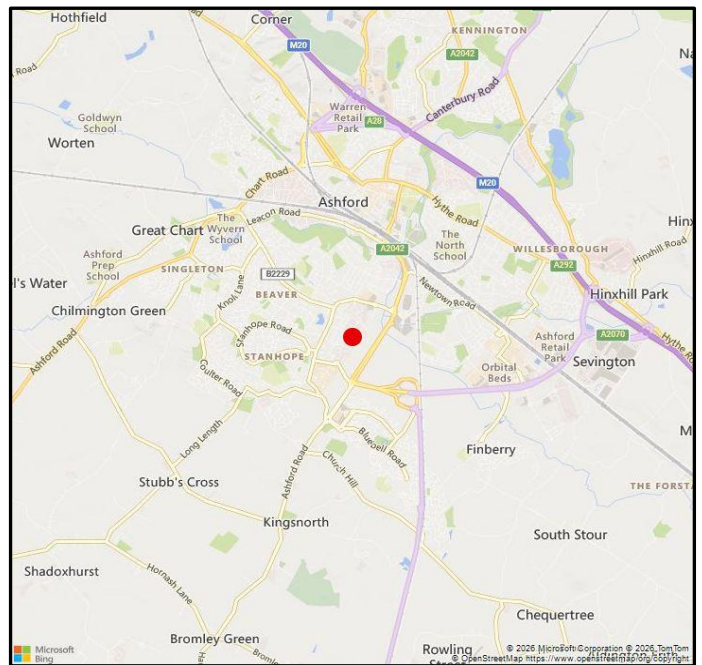
## VAT

We are advised the property is elected for VAT.

## SERVICE CHARGE

The landlord will levy a service charge for upkeep of the common parts of the estate.

## LOCATION PLAN



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all tenants. If a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## BUSINESS RATES

Rateable Value £100,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Band C (59). Valid until 03/06/2034.

## VIEWING

Strictly by appointment via the joint sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**Richard Turnill /Ciaran Dewar**

**077644 76915 / 07523171307**

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com) /

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**CAXTONS**

**07791 666629**

[vhughes@caxtons.com](mailto:vhughes@caxtons.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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