

TRADE COUNTER/WAREHOUSE UNIT



Units 2B and 2C Broad Oak Trading Estate Broad Oak Road Canterbury Kent CT2 7SP

Trade counter/warehouse of 923.79 sq m (9,944 sq ft) with mezzanine storage of 305.64 sq m (3,290 sq ft)

**TO LET BY WAY OF A LEASE
ASSIGNMENT (may split or underlet)**

- ▶ Trade counter warehouse on popular estate
- ▶ Located on Canterbury's premier business and trade retail area
- ▶ Mezzanine storage
- ▶ Eaves height of 4.36m rising to 6.00m at apex
- ▶ Underletting of whole or part may be considered



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.

Description

The property comprises a modern trade counter and warehouse unit forming the major part of a detached terrace of 3 units on the Broad Oak Trading Estate. The Estate comprises 7 units in total.

The building is of steel portal frame construction with profile steel sheet elevations and roof. There are two trade entrances and two roller shutter loading doors, one of which has been replaced with a glazed entrance to a trade counter area.

The specification also includes mezzanine storage, hot air blowers, halogen lighting and an eaves height of 4.36m. Externally, there is allocated parking for 19 vehicles.

Accommodation

Description	SQ M	SQ FT
Trade counter /warehouse	913.67	9,835
Mezzanine storage	305.64	3,290
	1,219.31	13,125

NB: All stated areas are approximate and gross internal

Tenure

The property is available to let by way of an assignment of a FRI lease expiring in June 2029 at a passing rent of £90,000 per annum exclusive. VAT is payable.

An underlease of the whole, or part (7,060 sq ft and 6,175 sq ft), may be considered on terms to be agreed.

Rates

According to the Valuation Office Agency website the property's description is "warehouse and premises" and the rateable value is £83,000.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

The property has an energy performance rating of C-66.



Viewing

By appointment, please contact:

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