

FOR SALE

CANTERBURY INDUSTRIAL PARK, ISLAND ROAD, HERSDEN,
CANTERBURY, KENT, CT3 4HQ

MULTI-LET INDUSTRIAL / WAREHOUSE INVESTMENT
52,891 Sq Ft (4,913.57 Sq M)

- Multi-Let Industrial Estate
- Reversionary Investment Opportunity
- Long Term Tenants
- Yard Space
- Rent Passing £216,840 per annum
- <https://what3words.com/install.skies.lost>

01634 668000

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

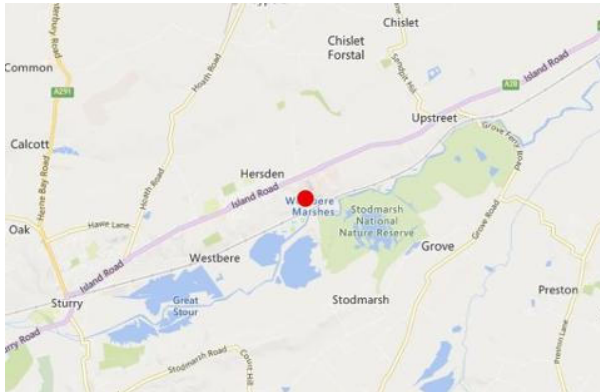
WATSON DAY
CHARTERED SURVEYORS

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Location

Canterbury Industrial Park is located in Hersden, on the eastern outskirts of Canterbury. Situated directly off the Island Road (A28), it serves as a strategic commercial and industrial hub connecting Canterbury to the Isle of Thanet.

Approximately 5 miles north-east of Canterbury city centre. Excellent access to the A2 and M2 motorway (approx. 14 miles away). The nearby A229 Thanet Way provides swift routes to major regional transport hubs. Conveniently situated for international freight and logistics, being approximately 23 miles from the Port of Dover and 24 miles from the Channel Tunnel in Folkestone.



Description

Canterbury Industrial Park comprise light industrial/warehouse units of steel portal frame construction with brick/profile metal cladding.

Salient features:

- * Roller shutter loading doors
- * Offices
- * WC & kitchen facilities
- * Dedicated parking forecourts

Accommodation

The units have the following gross internal floor areas:-

	Sq Ft	Sq M
1A Industrial Unit	12,826	1,191.54
1B Industrial Unit	12,604	1,170.91
2A Industrial Unit	13,292	1,234.83
2B & 2C Industrial Unit	13,179	1,224.33
TOTAL	52,891	4,913.57

Price

Freehold. Offers in excess of £3,500,000.

Allowing for purchaser's costs at 6.6% at a purchase of £3,500,000 provides a net yield of 5.80%.
The reversionary yield is in the order of 8.60%.
This also shows a low capital value of £67.44 per sq. ft.

VAT

The property is not elected for VAT.

Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer 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 Values:-

1A	£63,500
1B	£66,000
2A	£71,500
2B/2C	£64,500

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Energy Performance Certificate

1A	Band B (42). Valid until 30/04/2033.
1B	Band B (48). Valid until 30/04/2033.
2A	Band C (55). Valid until 21/11/2030.
2B/2C	Band C (71). Valid until 09/08/2033.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

Watson Day
Tel: 01634 668000

Richard Turnill
07764 476915
richardturnill@watsonday.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



CANTERBURY INDUSTRIAL PARK

TENANCY SCHEDULE

UNIT	TENANT	LEASE START	LEASE END	UNEXPIRED TERM (YEARS)	GIA SQ FT	REVIEW	PASSING RENT £/ PER ANNUM	RENT £/PSF	ERV £/ PSF	COMMENTS
1A	UTS Sales & Repair Limited	03/07/2026	02/07/2036	10	12,826	03/07/2031	£75,000	£5.85	£5.85	FRI lease subject to SOC. Inside 1954 LTA.
1B	Harmony Timber Solutions Limited and Harmony Timber Frame Limited	25/06/2021	24/06/2031	5	12,604	25/06/2026	£47,000	£3.73	£5.85	FRI lease subject to SOC. Inside 1954 LTA. Rent review not yet implemented (time is not of the essence).
2A	Harmony Timber Solutions Limited and Harmony Timber Frame Limited	25/06/2021	24/06/2031	5	13,292	25/06/2026	£47,000	£3.54	£5.85	FRI lease subject to SOC. Inside 1954 LTA. Rent review not yet implemented (time is not of the essence).
2B/2C	Necessary Furniture	06/02/2022	05/02/2032	6	13,179	06/02/2027	2B - £24,720 2C - £23,120 Total - £47,840	£3.63	£5.85	Two identical FRI leases subject to SOC. Inside 1954 LTA.
				Total	51,901		£216,840			