

Bastion Point

84,376 Sq Ft

Modern Distribution Unit with
11m Eaves & Large Secure Yard
To Let

White Cliffs Business Park Dover,
CT16 3PT



10102

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Modern self-contained high bay distribution warehouse unit

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Constructed in 2003 and situated on an established business park on the A2 dual carriageway to the north of Dover, Bastion Point provides a well specified high bay industrial warehouse with two-storey office block to the front elevation.

Local occupiers include Tesco, Homebase, Perrys Vauxhall car dealership, BM Home Store, KFC and Dover Trade Centre with a variety of national trade counter brands.



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84,376 sq ft unit
on 4.96 acres

Warehouse	75,751 sq ft	7,037.55 sq m
FF Offices	4,133 sq ft	383.99 sq m
GF Offices	4,492 sq ft	417.36 sq m
Total (GIA)	84,376 sq ft	7,838.90 sq m



7 Dock Level Doors



2 Level Loading Doors



11m eaves height



Large Secure Yard



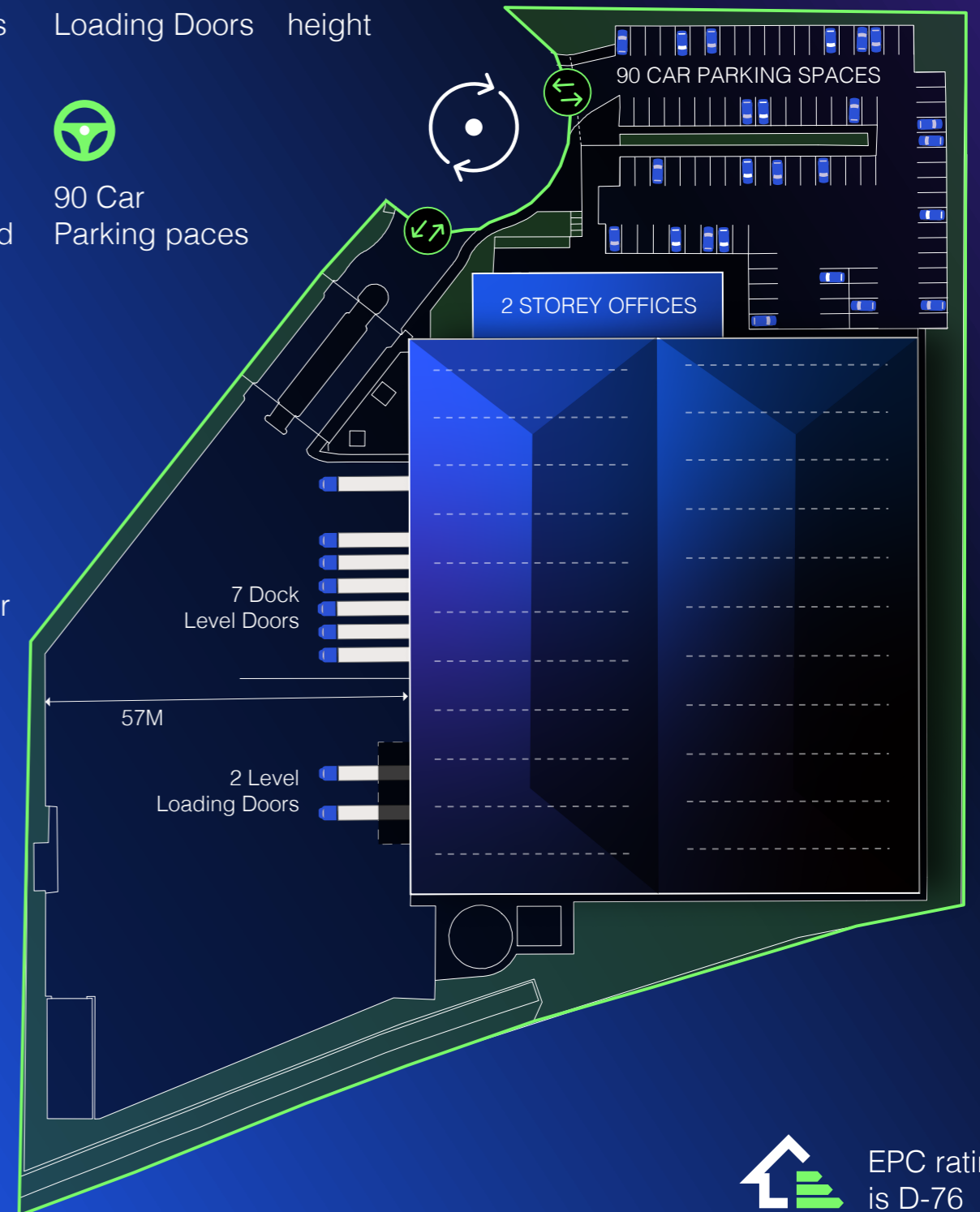
90 Car Parking spaces



2-Storey Offices

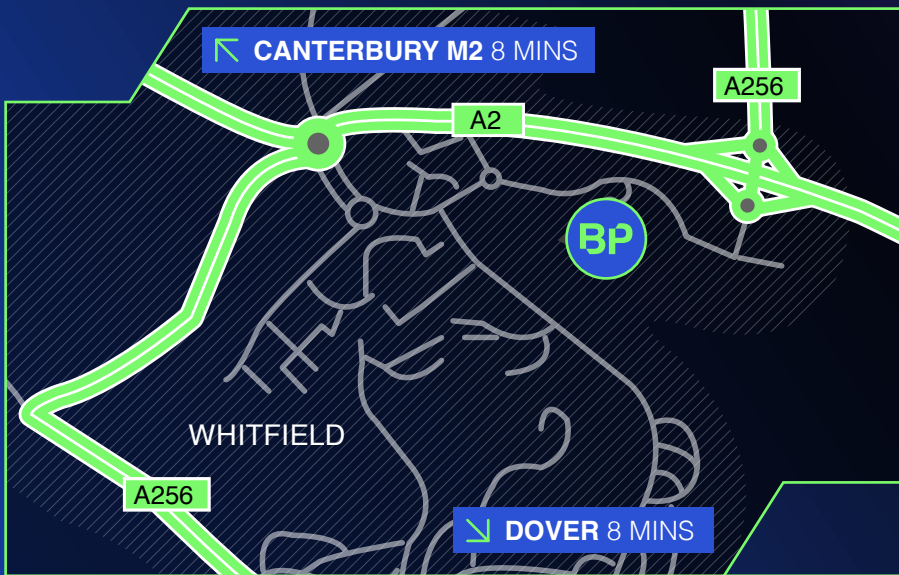


Capacity for power upgrade



EPC rating is D-76

Strategic transport hub



 **Sat Nav**
CT16 3PT

Dover is a strategic transport hub, with its ferry port and close proximity to the Channel Tunnel. It benefits from excellent road communications to nearby centres and the national motorway network.



Further Information






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 M20 J13	8 miles	15 mins
 Canterbury	17 miles	20 mins
 Ashford	22 miles	30 mins
 M25 J3 / J5	58 miles	1 hr 10 mins
 London City	71 miles	1 hr 15 mins
 St Pancras	76 miles	1 hr 6 mins
 Central London	76 miles	1 hr 30 mins
 London Gatwick	78 miles	1 hr 30 mins

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