



Viewing

Katie Dove
 01304 849210
 katedove@stourvalley.com
 www.stourvalley.com



Stour Valley Business Park

Ashford Road, Canterbury Kent, CT4 7HF

Location

Stour Valley Business Park is a thriving commercial centre located only 5 minutes from Canterbury City Centre. It is easy to access, situated on the main A28 between Ashford and Canterbury, with links to the A2 to London and Dover.

Units are available immediately on flexible long and short-term leases. Planning permission has also been granted for additional industrial and trade counter units and a small volume car showroom.

Accommodation

Unit	Area sq ft	Area sq m	Description
5	400	36	Secure compound with serviced Portakabin 10 x 30 ft and steel storage container 10 x 15 ft
8	1100	102	Single-storey, mid-terrace industrial building including reception area, offices, kitchen and storage
10	8000	743	Secure compound with security fencing and a concrete yard area
11	1621	151	Individual units available or suitable for automotive industry related franchise or quality used vehicle premises. Option of additional 1,184ft units if required, together with display area for approx. 34 vehicles
12	1621	151	
13	2423	226	
14	2249	209	

Disclaimer

These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. The description, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. All sizes quoted are approximate and have been calculated on a net internal basis. Any reference to use is based upon our inspection &/or verbal information provided to us and interested parties should satisfy themselves that any necessary permissions are in place for the use stated. The reference to any plant, equipment, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, or that it is capable of fulfilling its intended function. Interested parties should satisfy themselves as to the fitness of such items for their requirements.



Description

- Steel portal framed construction with full height roller shutter doors
- Capped off services: 3 phase power, gas heating, broadband access
- On-site parking for each unit and ample customer parking
- 24 hour CCTV
- Office/amenity block available if required
- Full 'design and build' service available if required
- Rent upon application and subject to regular review
- Flexible specifications and lease terms available - ask for details.