



**UNIT 7A WINCHEAP INDUSTRIAL ESTATE,  
COTTON ROAD, WINCHEAP, CANTERBURY, KENT CT1 3RB**

**\*\* REFURBISHED \*\***



**WAREHOUSE/TRADE UNIT**

**6,870 SQ. FT. (638.42 M<sup>2</sup>)**

**TO LET**



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

## LOCATION

Wincheap Industrial Estate is situated in the prime commercial location of Canterbury to the south of the city centre, adjacent to Riverside Retail Park. The estate is accessed off the A28 via the A2050 (Rheims Way) which provides direct access to the A2, which is immediately to the south of this area. The A2 can be accessed in both directions from the junction adjacent to the Riverside Retail Park.

Riverside Retail Park is adjacent to the estate where occupiers include a Morrisons supermarket, Boots, Pets at Home, Argos, Mothercare and Carphone Warehouse. Other occupiers in the immediate vicinity include Speedy Hire, Tool Station, Topps Tiles, Go Outdoors, Iceland, Screwfix, Howdens, Wolseley, Dreams, TLC and American Golf.

## DESCRIPTION

The property comprises a warehouse unit of steel portal frame construction with part profile metal clad and part brick elevations under a pitched roof incorporating translucent panels.

Salient features:-

- Clear span warehouse
- Eaves height 5.3m rising to 7.95m
- Full height loading door
- Ground and first floor offices
- Parking for 6 vehicles
- Refurbished

## ACCOMMODATION

The property comprises the following approximate gross internal areas:

Main Warehouse Area	6,070 sq. ft.	(563.86 m <sup>2</sup> )
First Floor Offices and WC's	800 sq. ft.	(74.56 m <sup>2</sup> )
<b>Total</b>	<b>6,870 sq. ft.</b>	<b>(638.42 m<sup>2</sup>)</b>
Undercroft parking/loading	850 sq. ft.	(78.90 m <sup>2</sup> )

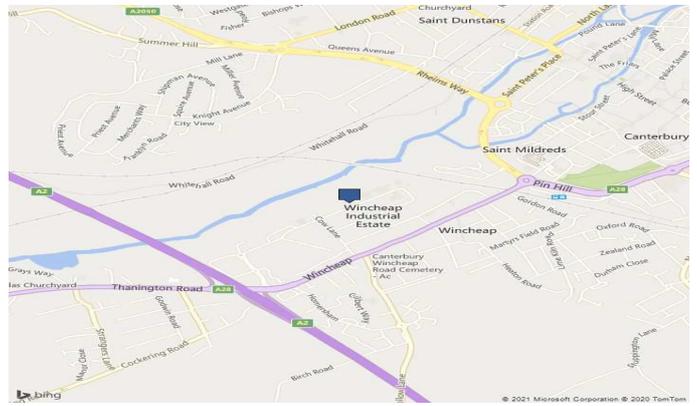
## TERMS

The property is available to let on a new FRI lease for a term to be agreed.

## RENT

£51,525 per annum exclusive. VAT will be charged.

## LOCATION PLAN



## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use may also be subject to Landlords' and Superior Landlords' consent.

## BUSINESS RATES

We understand from the VOA website the Rateable Value for the property is £41,500.

Interested parties are advised to contact Canterbury City Council in regard to exact rates payable.

## LEGAL COSTS

Each party to bear their own legal and other costs.

## EPC

The property has been rated Band C (72) and is valid until 07.06.2031. An EPC is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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### CAXTONS

Vaughan Hughes

01227 788088

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

### IMPORTANT NOTICE:

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- 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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