# Workshop / Warehouse To Let



Part Intex House Cooting Road

## AYLESHAM

**Canterbury Kent CT3 3EP** 

#### Location

Situated on the established Aylesham estate 8 miles from Canterbury with easy access to the dualled A2 London to Canterbury and Dover road.

### **Description**

A concrete portal framed factory/warehouse unit currently used as a joinery workshop. Roof lights. Sliding access door. 3 phase power. Strip lighting. Gas heater to workshop. Eaves 11'9" (peak 13'3"). Toilets.

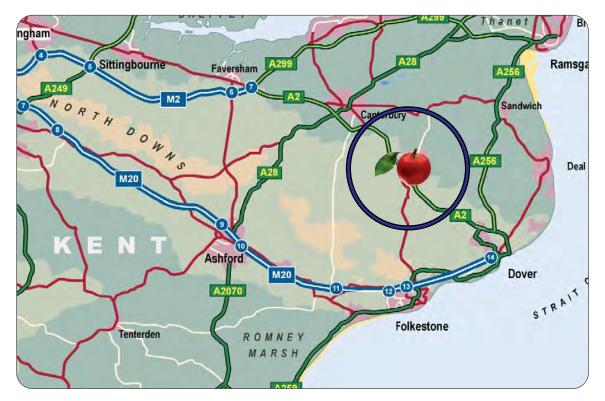
Workshop 7 906 Office 325

8 231 sqft

#### Terms

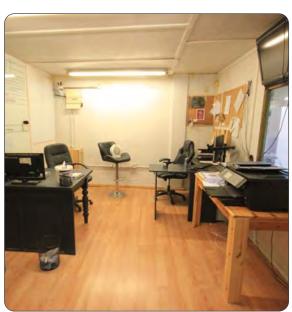
To Let at £45,760 pa (£5.50 per sqft). Business rates payable £11,477 for 2021/22 (Rateable Value £23,000).













Neil Mason
Neil@CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

Core Commercial Limited, Unit 11 Offices, Dana Estate Transfesa Road, Paddock Wood, Kent TN12 6UT

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.