

Workshops & Yard For Sale

CORE
COMMERCIAL
01892 834483



Ratling Road

AYLESHAM

Canterbury

Kent CT3 3BD

Location

About 8 miles from Canterbury with easy access to the dualled A2 London to Canterbury and Dover road. Dover 12 miles.

Description

Two detached steel portal frame workshops with profiled clad elevations on a site of 2.66 acres. Workshop 1: Eaves height appx 20ft (peak 25ft), high bay lighting, 3 phase power, 4 electric roller shutter doors, gas heating. Offices & stores on two floors with part air conditioning, double glazed windows, toilets and kitchen. Workshop 2: Eaves height 16ft (peak 20ft), 3 roller shutter doors, oil heating, spray booth & 4 post vehicle lift. Fully concreted & fenced main yard plus top yard being hardcore.

| | |
|------------------|--------------------|
| Workshop 1 | 3,920 |
| G Offices/stores | 1,600 |
| FF Offices | <u>1,636</u> 7,156 |
| Workshop 2 | <u>2,985</u> |
| Total | 10,141 sqft |

Site area is **2.66 acres**.

Terms

For sale **Freehold** in excess of **£2.35m**, plus vat as appropriate, subject to contract. May let. Business rates payable 2023/24 is £26,697 (Rateable Value £53,500).

10,141 sqft
2.66 Acres





Main yard



Kitchen



Meeting room



Workshop 1



Reception



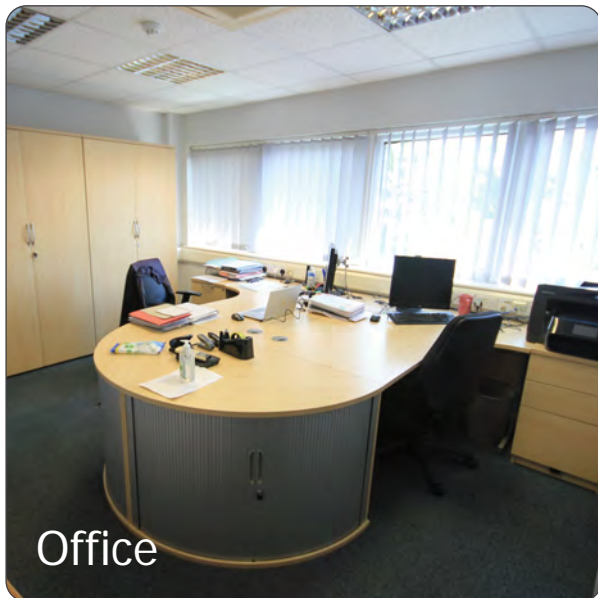
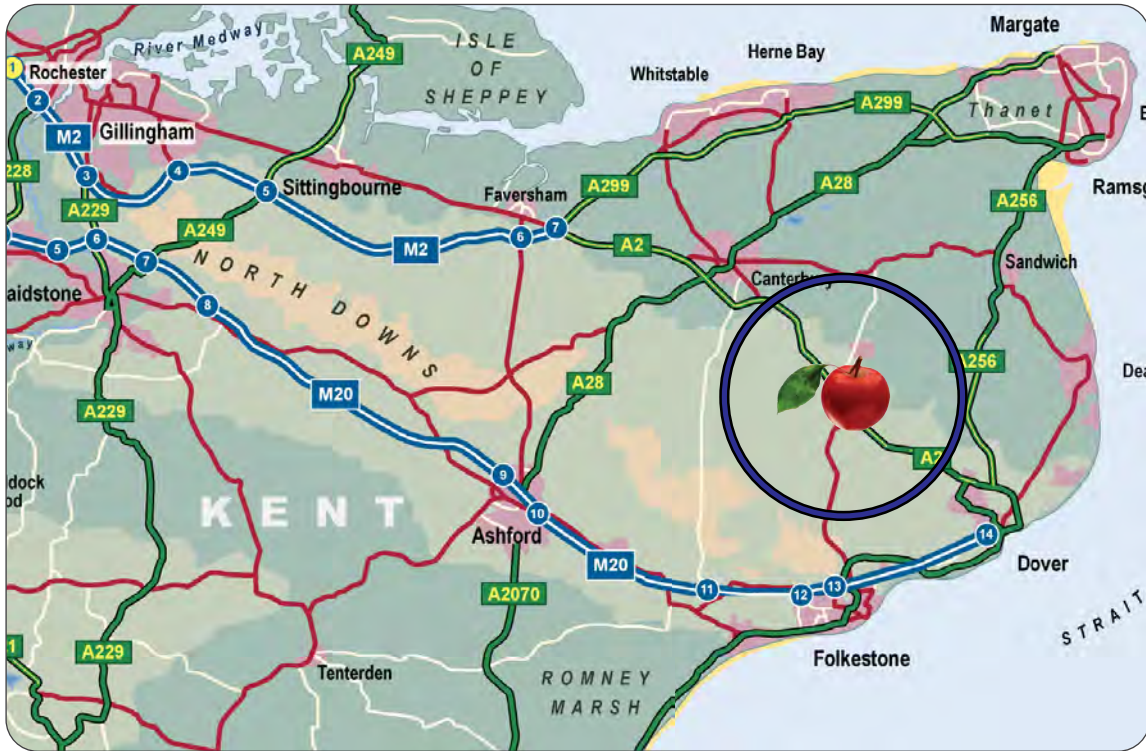
Office entrance



Top yard



Workshop 2



Office



Workshop 2

CORE
COMMERCIAL
01892 834483
www.CoreCommercial.co.uk

Neil Mason
Neil@CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

Core Commercial Limited, Nettlestead House,
Maidstone Road, Paddock Wood, Kent TN12 6DA
and 6 Kevington Close, Orpington, Kent BR5 2NX

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.