

# Factory & Yard For Sale

Units 1, Cooting Road  
Aylesham

## CANTERBURY

Kent CT3 3EP

12,600 sqft  
on 0.76 acre site

### Location

Aylesham lies about 8 miles Southeast of Canterbury, 2 miles off the A2 Dover Road. The property lies at the junction of Cooting Road and Wilcox Close having direct access onto both roads.

### Description

A two bay factory with attached brick built offices to the front on two floors. 19'9" eaves height. Male and female toilets. 3 phase power. Strip lighting. Three roller shutter doors.

### Accommodation

<i>Ground</i>	
Factory	10,480
Reception etc	460
<i>First</i>	
Offices	<u>1,660</u>
	<b><u>12,600 sqft</u></b>
	(1,170 sq m)

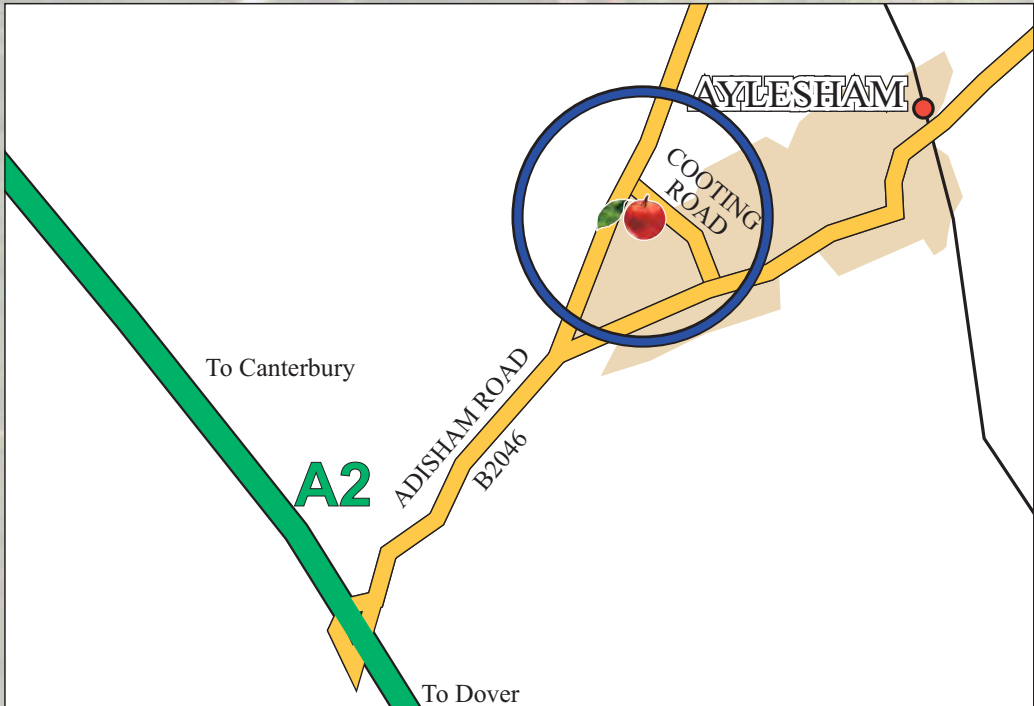
Site area approx. **0.76 acre.**

### Terms

For sale freehold at **£330,000** plus vat, subject to contract. Rates payable £20,960 pa for 2013/14 (Rateable Value £44,500)








**CORE**  
 COMMERCIAL  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

David Marriott  
 David@CoreCommercial.co.uk  
 Neil Mason  
 Neil@CoreCommercial.co.uk

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.

Produced and copyright by Core Commercial