

# Business Unit & Yard To Let



## Unit 13 CT3 Business Park Cooting Road Aylesham, Canterbury Kent CT3 3DW

### Location

Situated on the established CT3 Business Park 8 miles from Canterbury, 1.7 miles to the all-ways junction with dualled A2 London to Canterbury & Dover. Port of Dover 12 miles.

### Description

A modern clear span warehouse. 18 ft eaves height. 24/7 use. Full height roller shutter access and personnel door. 3 phase power. WC. Warehouse lighting. 4 car parking spaces plus loading area.

**1,456 sqft**

Secure compound **2,258 sqft** also available.

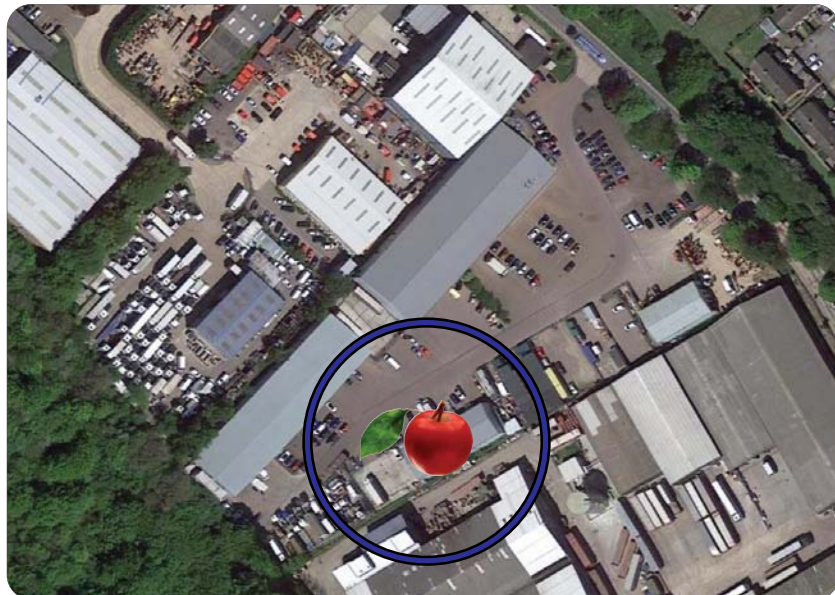
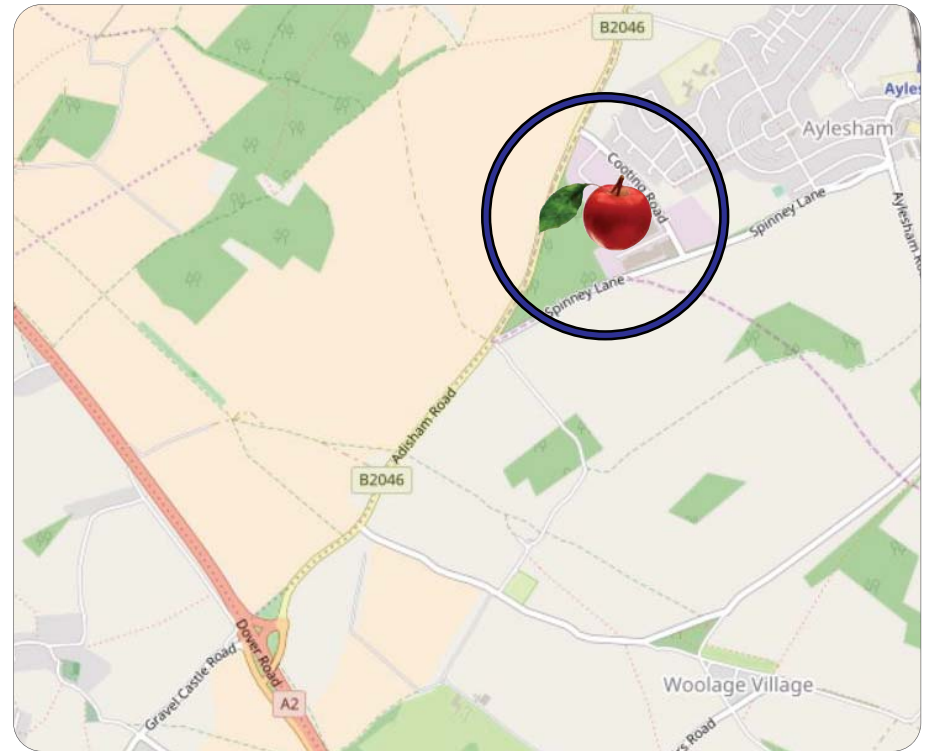
### Terms

Unit to Let at **£11,000** pa plus vat. £1,020 plus vat service charge. **No business rates are payable if this is your sole property.** (Otherwise: £4,491 pa payable for 2020/21. Rateable Value £9,000).

Compound rent £6,000 plus service charge £790, plus vat. Rates to be assessed.

**1,456 sqft**






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