

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**.

Price Reduced!



Terms

For sale **Freehold** in excess of **£1.95m**. No VAT, subject to contract. May Let. Business rates payable 2024/25 is £29,211 (Rateable Value £53,500).

10,141 sqft
2.66 Acres



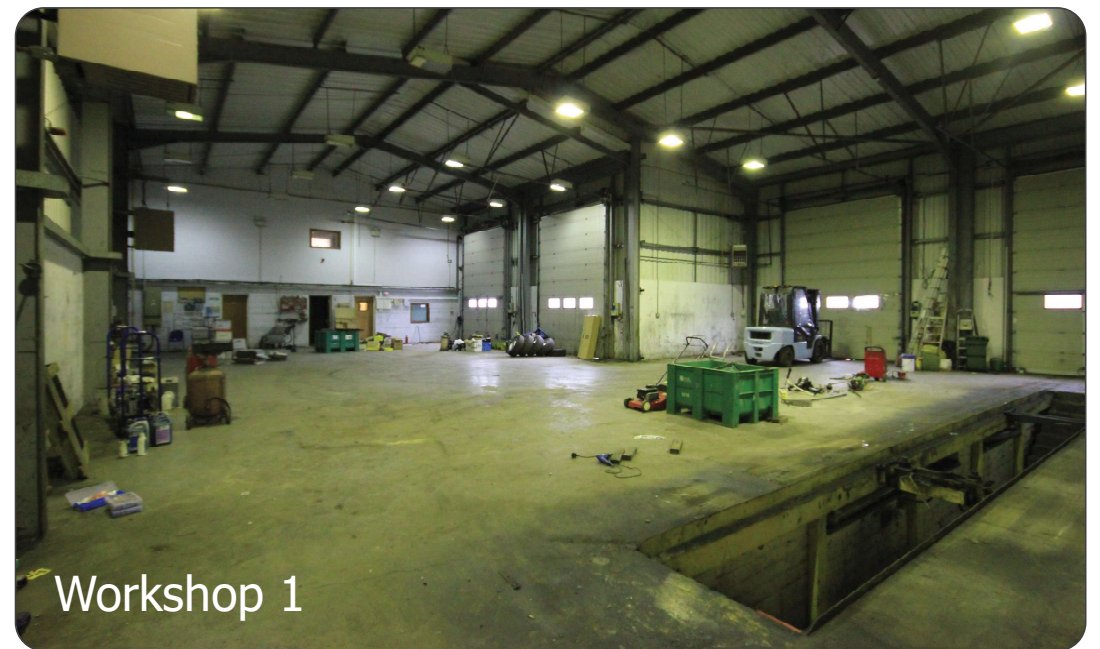
Main yard



Kitchen



Meeting room



Workshop 1



Reception



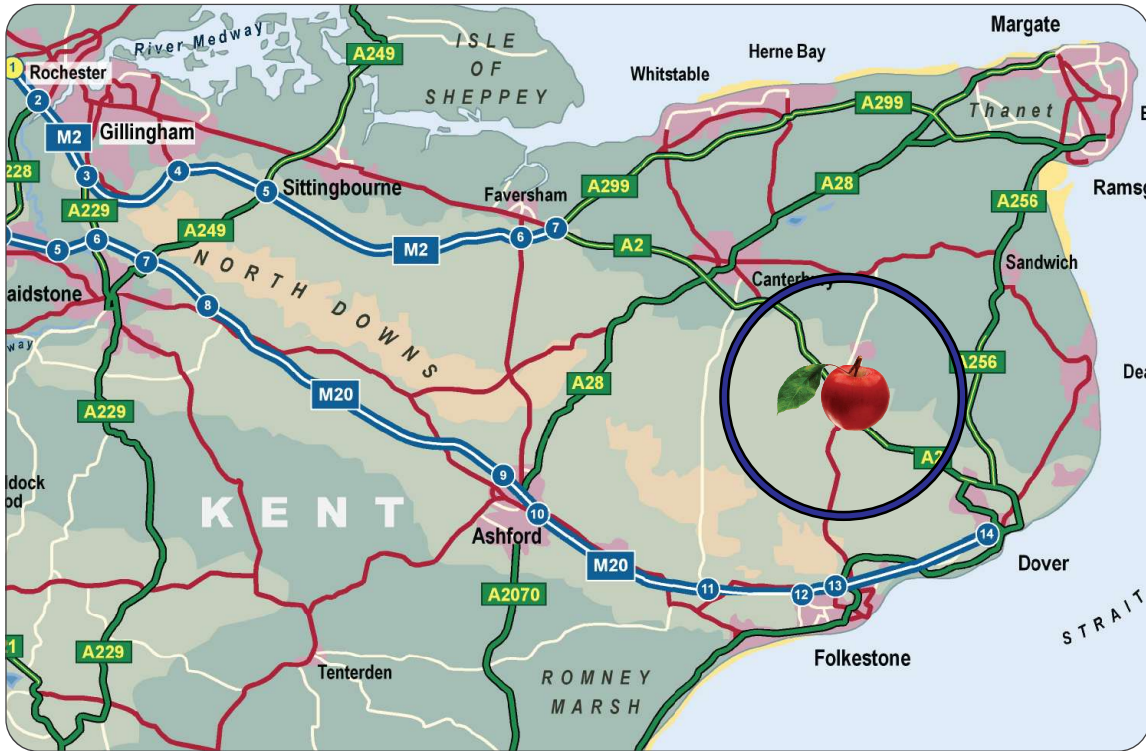
Office entrance



Top yard



Workshop 2



Office



Workshop 2



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