

# Workshop & yard To Let

The Shelford Depot  
Broad Oak Road

## CANTERBURY

Kent CT2 0PR

6,500 sqft

### Location

Canterbury lies about 60 miles east of London. The property is about 2 miles northeast of the city centre at the end of the established Broad Oak Road estate

### Description

A steel portal framed warehouse:  
22'9" eaves height (25'6 peak)  
Lined cladding. 10% roof lights  
Three phase power  
Integral offices with oil fired heating  
Male & female offices  
2 electric roller shutter doors (14'10" wide)  
Sodium lights  
**0.25 acre secure concrete yard**

### Accommodation

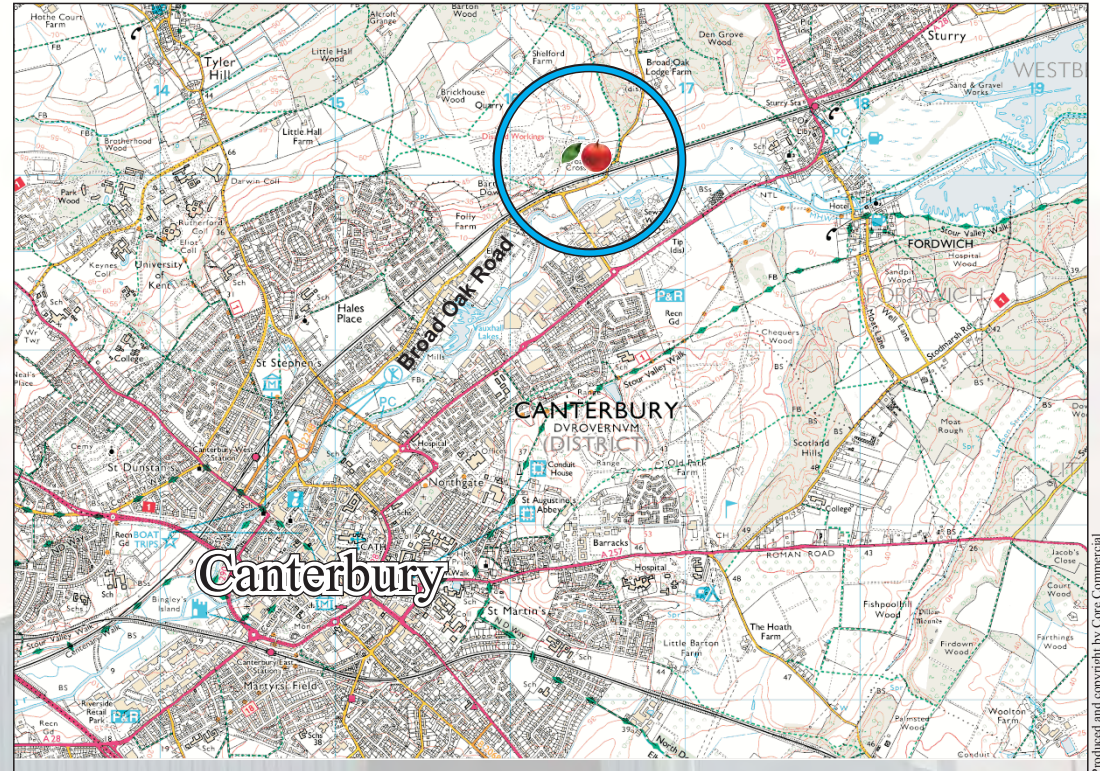
	<i>Sqft</i>
Warehouse	5 635
Office & ancillary	643
Mezzanine store	<u>210</u>
Total	<b><u>6 488sqft</u></b> (603 sq m)

### Terms

To let at **£35,000** pa plus vat. Rates payable  
£19,547 pa for 2013/14 - (Rateable Value £41,500)







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