

# Business Unit To Let

**CORE**  
COMMERCIAL  
01892 834483



Unit 4, Cooting Road

**AYLESHAM**

Canterbury  
Kent CT3 3DW

## Location

Situated on the established Aylesham estate 8 miles from Canterbury with easy access to the dualled A2 London to Canterbury.

## Description

A portal framed business unit with glazed front. Roller shutter door. 3 phase power. 24 hour usage.

**2,145 sqft**

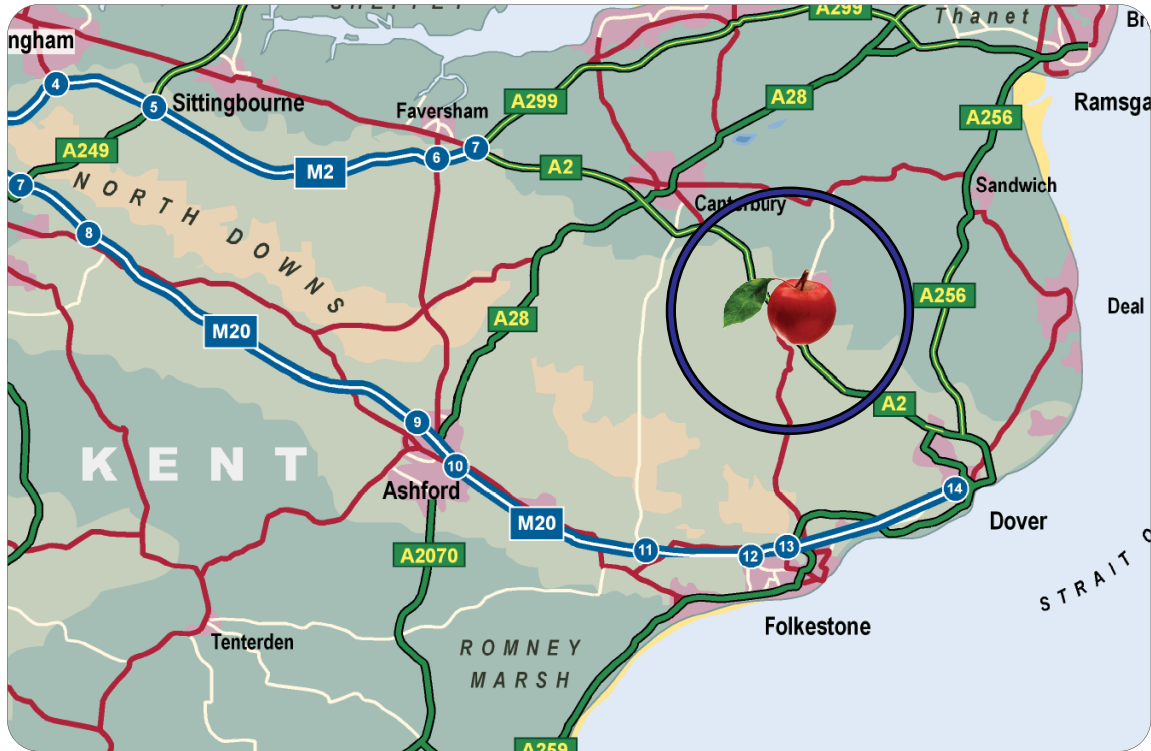
## Terms

To Let at **£17,000** pa (£7.92 per sqft), plus vat. **No business rates are payable** if this is your sole property. (otherwise: £4,192 pa for 2022/23) Rateable Value £8,400.



**2,145 sqft**





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