

**RAPLEYS**

## TO LET/MAY SELL Trade Counter Scheme with Retail Element

rapleys.com  
0370 777 6292

Canterbury Trade Park, Sturry Road  
Canterbury CT2 0AA

CONTACT **Alisdair James**  
07980 871070 | [alisdair.james@rapleys.com](mailto:alisdair.james@rapleys.com)  
**Colin Steele**  
07860 749034 | [colin.steele@rapleys.com](mailto:colin.steele@rapleys.com)



Major new commercial development opportunity of 1.41 hectares (3.48 acres) approx

Planning permission for trade counter scheme with ancillary retail/showroom

6 newly constructed units from 1,100 sq ft upwards

1 mile east of Canterbury city centre

Adjacent to Canterbury and Maybrook Retail Parks

Units available on a pre-let basis or freehold offers for parts considered

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	UNIT	Sq m	Sq ft	Plot Area
<b>Unit 1</b>	GF	665	7,150	0.37 Ha (0.91 Acre)
	FF	233	2,510	
	<b>Total</b>	<b>898</b>	<b>9,660</b>	
<b>Unit 2</b>	GF	1,627	17,510	0.43 Ha (1.07 Acres)
	FF	121	1,300	
	<b>Total</b>	<b>1,748</b>	<b>18,810</b>	
<b>Unit 3</b>	<b>GF</b>	<b>102</b>	<b>1,100</b>	N/A
<b>Unit 4</b>	GF	269	2,890	N/A
	FF	114	1,230	
	<b>Total</b>	<b>383</b>	<b>4,120</b>	
<b>Unit 5</b>	GF	199	2,150	N/A
	FF	45	490	
	<b>Total</b>	<b>244</b>	<b>2,640</b>	
<b>Unit 6</b>	GF	412	4,440	N/A
	FF	123	1,330	
	<b>Total</b>	<b>535</b>	<b>5,770</b>	

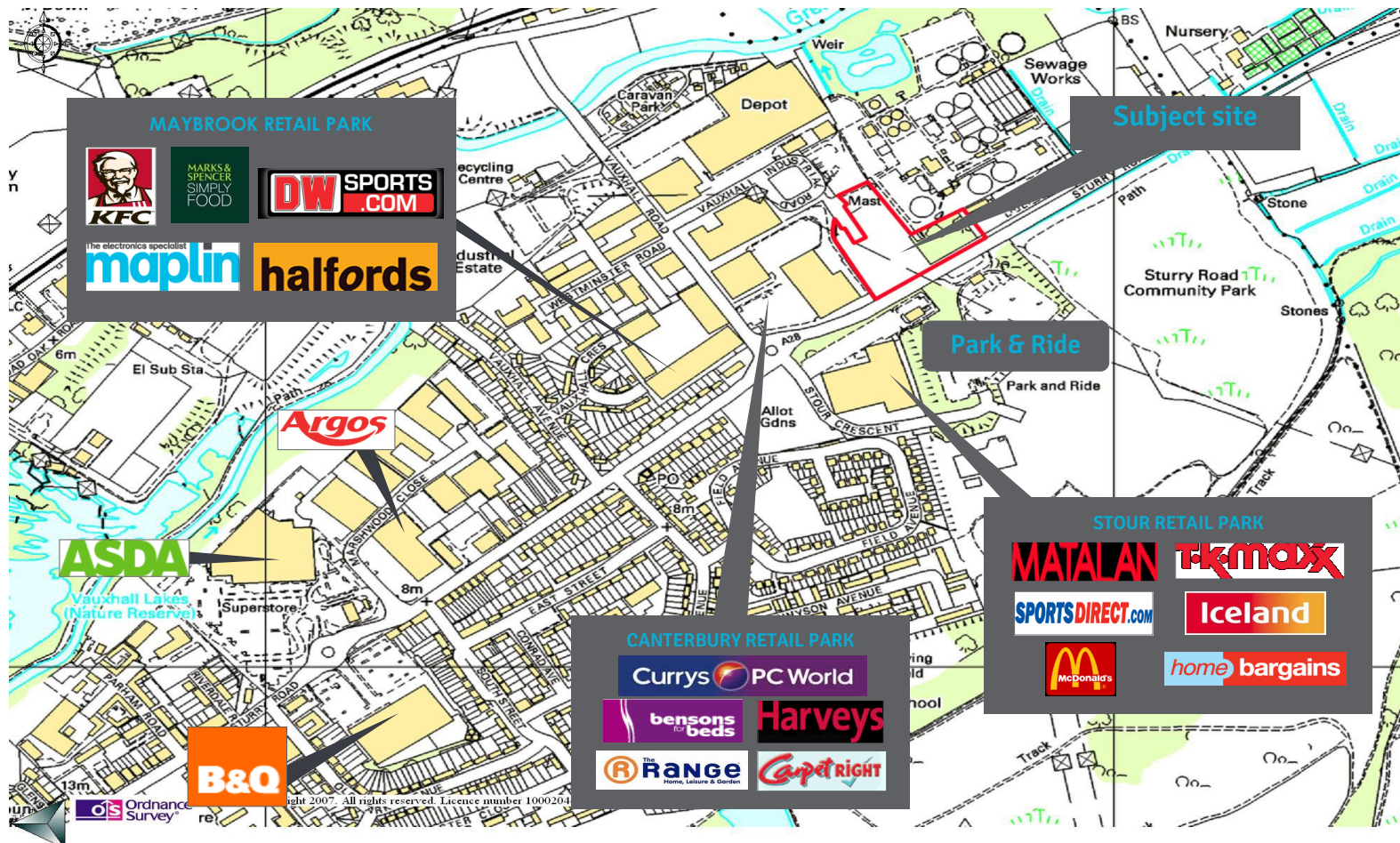


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### Location

Canterbury Trade Park is situated approximately 1 mile east of Canterbury city centre with direct frontage to Sturry Road. The Canterbury and Maybrook Retail Parks are adjacent and opposite the site is the Stour Retail Park. Nearby occupiers include **M&S Simply Food, Carpentryright, Currys/PC World, TK Maxx** and **Matalan**.

### Description

Canterbury Trade Park provides a new scheme of 1.41 hectares (3.48 acres) approx with planning permission for 6 newly constructed trade counter units with retail. At this stage the exact form of the scheme is flexible allowing specific occupier requirements to be incorporated.

### Planning

Units 1 & 2 have been granted B2 and B8 use as a car showroom and ancillary workshop. Units 3, 4, 5 & 6 have been granted B2 and B8 use, to include ancillary retail/showroom and/or trade counter.

A full copy of the planning consent is available to interested parties.

### Terms

Units are available now on a pre-let basis from 102 sq m (1,100 sq ft) upwards. Freehold offers for parts of the site will also be considered.

### Rating

The premises will be assessed following completion of the scheme.

### VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

### Viewings & Further Information

The property can be viewed from the kerbside at any time, **although those who access the site do so entirely at their own risk**. For further information please contact the sole agents.



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