

RAPLEYS

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0370 777 6292

TO LET Trade Counter/Roadside Development with Retail Element

Canterbury Trade Park, Sturry Road
Canterbury CT2 0AA

CONTACT **INDUSTRIAL**
Colin Steele
07860 749034 | colin.steele@rapleys.com
Will Waterhouse
07917 567026 | will.waterhouse@rapleys.com

RETAIL
Russell Smith
07990 550460 | russell.smith@rapleys.com
Will Primrose
07879 417824 | will.primrose@rapleys.com



1 mile east of Canterbury city centre

Planning permission for trade counter scheme with ancillary retail/showroom

Adjacent to Canterbury and Maybrook Retail Parks

Potential for Roadside uses/
Automotive/Dealership

Pre-let enquiries invited

Highways access works commencing Q1 2018

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

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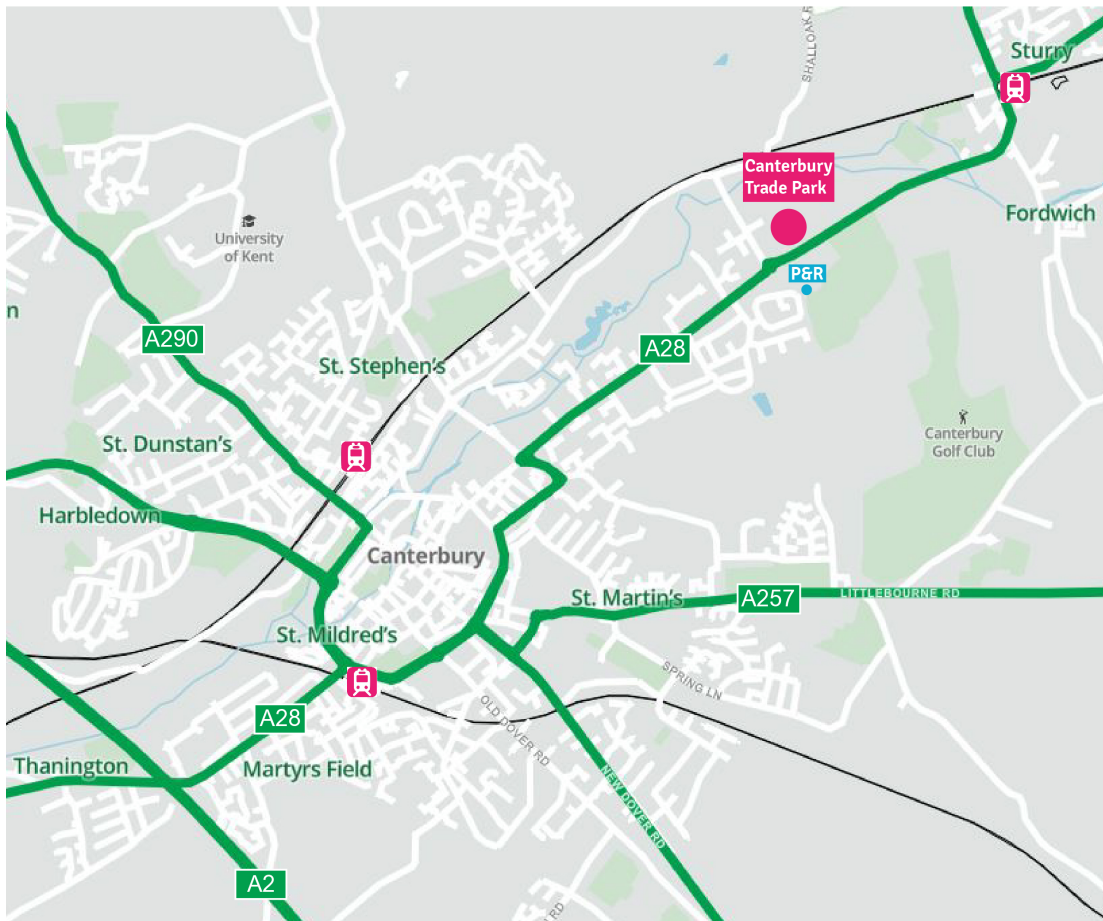
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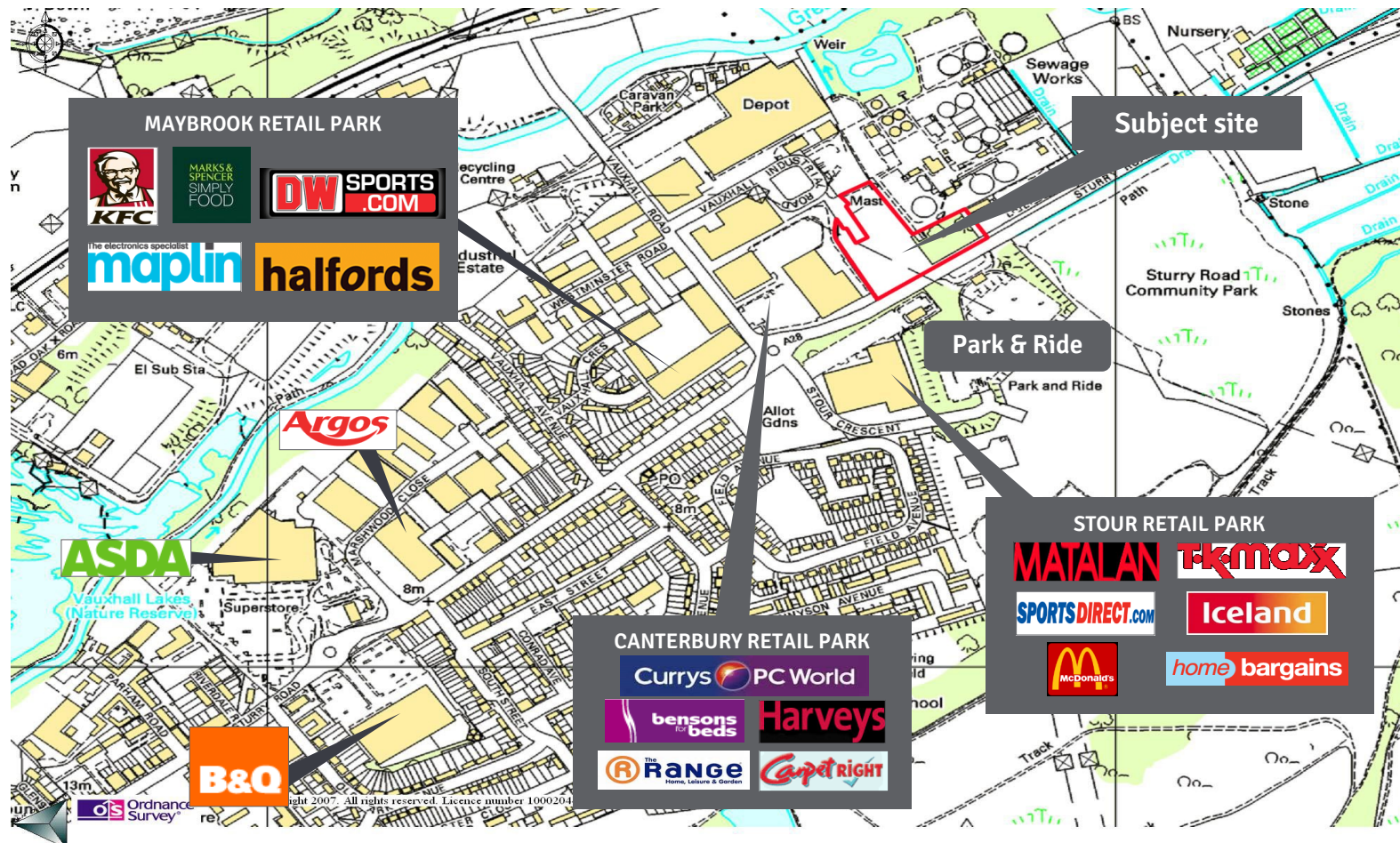
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Location

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. Alternative roadside/automotive uses will be considered.

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.

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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