

## WAREHOUSE/STORAGE/B1 SPACE/YARDS TO LET



### GORDON ROAD, CANTERBURY, KENT, CT1 TOTAL INTERNAL AREA CIRCA 4000 SQ FT

**\*AVAILABLE IMMEDIATELY\***  
**\*PRICE DRAMATICALLY REDUCED\***

**Location:** Situated in Gordon Road, Canterbury, opposite Martyrs Field Road. Gordon Road runs directly off Wincheap (A28) which in turn links up with Pin Hill (Canterbury ring Road). Canterbury East Railway Station is immediately to the rear of the property.

**Description:** Comprising a warehouse unit of portal frame arranged over ground floor, upper ground floor and mezzanine storage (with restricted head height).

The subject property is available to rent as a whole or alternatively in part.

The property could be used for a variety of uses including storage, trade-counter, workshop, vehicle repairs and archive storage.

<b><u>Areas:</u></b>	<u>Main Warehouse</u> Inc M/F WC's	68'8" x 38'2" w (2,628.16 sq ft)
	<u>Rear Warehouse</u>	33'7" x 38'9" w (1,310.93 sq ft)
	<u>Mezzanine Storage</u>	61'6" x 12'8" w (788.48 sq ft)
	<u>Mezzanine Offices</u>	36'7" x 11'29" (411.04 sq ft)
	TOTAL AREA	5,137 sq ft
	<u>Rear Yard</u>	51'6" x 42' (2,167 sq ft)
	<u>Front Yard</u>	Approx 1,500 sq ft

**Terms:** Available at £6.00 per sq ft (terms to be agreed).

**Business Rates:** Canterbury City Council. Rateable Value £21,750 payable approximately £9,678 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**