



Viewing

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CT3 Business Park

Cooting Road, Canterbury, Kent, CT3 3EP

Location

The CT3 Business Park is well located for main road and rail networks in Kent. It is just 3 minutes from the A2 and motorway network between London, Dover and the Channel Tunnel.

Units are available immediately on flexible long and short-term leases and planning permission has been granted for 24/7 operational use. If the size of unit you require is not available now, a new unit to suit you can be built and ready in just 20 weeks. Please contact us to discuss your specific requirements.



Unit	Area sq ft	Area sq m	Description
7a	2566	238	Prime site ready for bespoke fitting
7b	2566	238	
8	1500	139	Planning in place, 20 week construction period upon agreement to lease - for any 1 or multiple units
9	1500	139	
10	1500	139	



Description

- Steel portal framed construction with full height roller shutter doors
- Capped off services: 3 phase power, gas heating, broadband access
- On-site parking for each unit and ample customer parking
- 24 hour CCTV
- Office/amenity block available if required
- Full 'design and build' service available if required
- Rent upon application and subject to regular review
- Flexible specifications and lease terms available - ask for details.

Disclaimer

These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. The description, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. All sizes quoted are approximate and have been calculated on a net internal basis. Any reference to use is based upon our inspection &/or verbal information provided to us and interested parties should satisfy themselves that any necessary permissions are in place for the use stated. The reference to any plant, equipment, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, or that it is capable of fulfilling its intended function. Interested parties should satisfy themselves as to the fitness of such items for their requirements.