

TO LET

4 WINCHEAP INDUSTRIAL ESTATE, COTTON ROAD,
WINCHEAP, CANTERBURY, KENT, CT1 3RB

WAREHOUSE/RETAIL WAREHOUSE/TRADE UNIT
WITH YARD & PARKING (TO BE REFURBISHED)
9,420 Sq Ft (875.12 Sq M)

- Two full height loading doors
- Eaves height 8.7m rising to 6.20m
- Clear span warehouse with 3 phase power
- Yard, parking and loading area
- PRELIMINARY DETAILS
- <https://what3words.com/risen.vocal.water>



01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

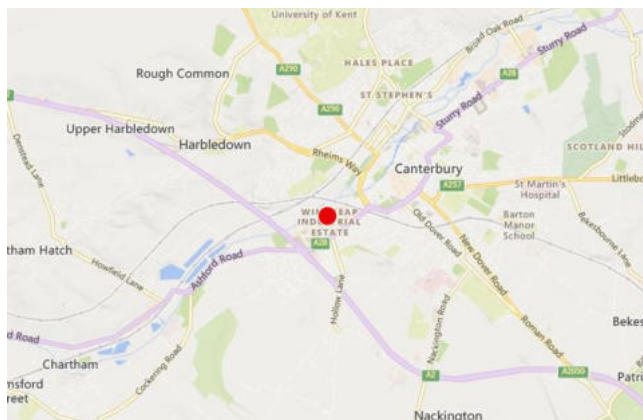


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Location

Wincheap Industrial Estate is situated in the prime commercial location of Canterbury to the south of the city centre, adjacent to Riverside Retail Park. The estate is accessed off the A28 via the A2050 (Rheims Way) which provides direct access to the A2, which is immediately to the south of this area. The A2 can be accessed in both directions from the junction adjacent to the Riverside Retail Park.

Riverside Retail Park is adjacent to the estate where occupiers include a Morrisons supermarket, Boots, Pets at Home, Argos, Mothercare and Carphone Warehouse. Other occupiers in the immediate vicinity include Speedy Hire, Tool Station, Topps Tiles, Go Outdoors, Iceland, Screwfix, Howdens, Wolseley, Dreams, TLC and American Golf.



Description

The property comprises a warehouse unit of steel portal frame construction with part profile metal clad and part brick elevations under a pitched roof incorporating translucent panels.

Salient features:-

- * Clear span warehouse
- * Eaves height 8.7m, clear internal height 6.20m
- * Two full height loading doors (approx 5.60m W x 4.40m H)
- * Separate male and female WCs
- * Three Phase Power
- * Yard, parking and loading area
- * To be refurbished
- * Available Q3, 2026

Accommodation

The property has the following gross internal areas:-

	Sq Ft	Sq M
Ground Floor - Warehouse	7,848	729.08
Ground Floor - Reception	217	20.16
Ground Floor - Studio	542	50.35
First Floor - Studio	813	75.53
TOTAL	9,420	875.12

Terms

A new full repairing and insuring lease with terms to be agreed.

Rent

£9.00 per sq ft pax

VAT

The property is elected for VAT.

Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

Business Rates

Rateable Value £69,500

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Energy Performance Certificate

Band C (57). Valid until 16/03/2032.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the joint agents:-

WATSON DAY
01634 668000

CAXTONS
01227 788088

Richard Turnill
07764 476915
richardturnill@watsonday.com

Vaughan Hughes
vhughes@caxtons.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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