

Unit 22
Chislet Business Park
Chislet
Canterbury
CT3 4BY

£7,750 per annum Plus VAT

Finn's
2 Market Street
Sandwich
CT13 9DA
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1,500sqft Workshop/Storage Unit
Adjacent parking
Excellent Location

A good-sized workshop/storage unit situated in close proximity to Canterbury.

Description

The building is of blockwork construction measuring approx. 23.5m x 6m under an insulated curved profile steel roof and benefits from a solid concrete floor. The unit has a small office and kitchen to one end. The total floor area is 141m² (1,500sqft).

Access is via a roller shutter door in the front elevation measuring approx. 3m x 3m, in addition there is one separate personnel door at either end. The eave height of the curved roof is approx. 3.5m.

Situated

The building is located at Chislet Business Park which is approximately 5 miles east of Canterbury, 2.5 miles from Sturry and 1 mile from Upstreet. Chislet Business Park has easy access onto the A28.

Tenure

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Sub-metered electricity supply and a shared onsite W.C.

Availability

The unit is available from the 1st July 2026

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations, however small business rate relief may be available.

Planning

The building is suitable for light industrial use and storage use under Classes B2 & B8. No Motor trade will be considered.

Landlord's Legal Costs

The incoming Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

A deposit equal to two months' rent will be payable.

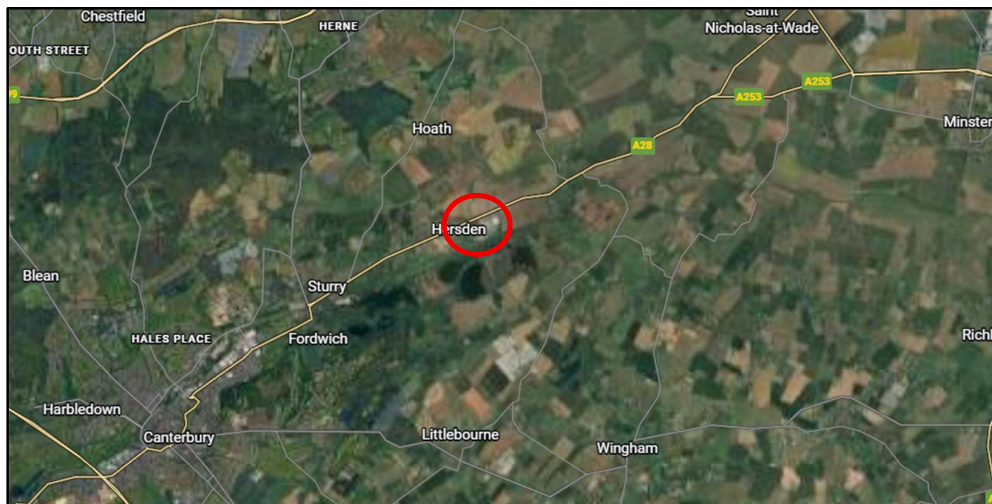
Rent

£7,750 per annum plus VAT will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade tel: 01843 210878

Email: t.brett@finns.co.uk

Date: These particulars were prepared on: 9th July 2026



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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