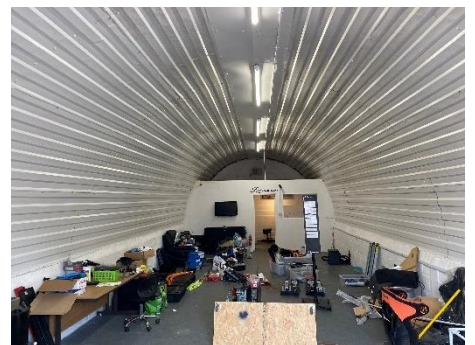
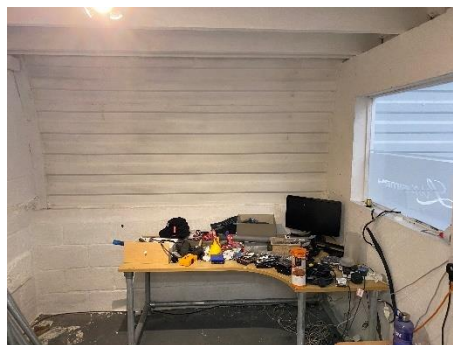
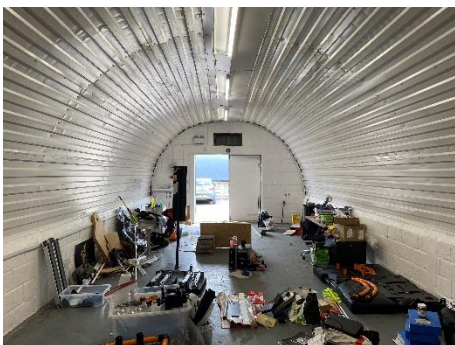


**Unit 3  
Chislet Park  
Chislet  
Canterbury  
CT3 4BY**

**£4,000 per annum**

Finn's  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent  
CT7 0NE

t: 01843 210878  
e: [t.brett@finns.co.uk](mailto:t.brett@finns.co.uk)  
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836sqft blockwork building suitable for a variety of uses.

Adjacent parking.

Close to Canterbury.

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A good-sized commercial building situated in close proximity to Canterbury.

### **Description**

The building is constructed of blockwork measuring 14.8m x 5.25m with a total area of 77.7m<sup>2</sup> (836sqft) under an insulated curved profile steel roof. The building has a concrete floor with access via double steel-clad doors to the front elevation measuring 2.27m wide x 2.32m high. The highest point of the curved roof is 3.33m.

The rear of the building is split into two office/store rooms.

Two parking spaces will be offered adjacent to the unit.

### **Situated**

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

The building will be offered with a sub-metered electricity supply. Each unit will have the use in common with others of WC facilities which are located within the business park.

### **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 storage use under Classes B1 & B8.

### **Landlord's Legal Costs**

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

### **Deposit**

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

### **Rent**

£4,000 per annum will be payable quarterly in advance.

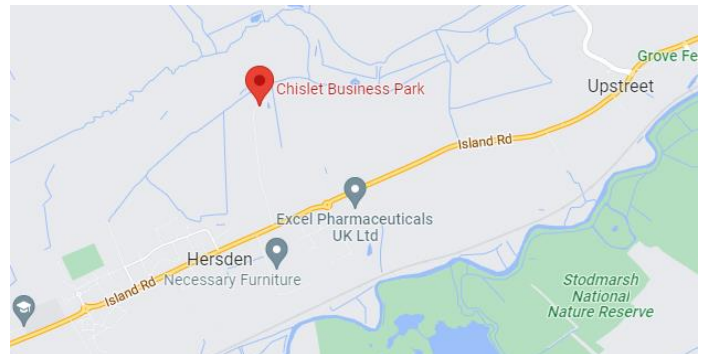
### **Insurance**

The tenant will be responsible for reimbursing the landlord for the buildings insurance premium.

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

**Date:** These particulars were prepared on: 28<sup>th</sup> August 2025, with the photos being taken in 2022.

The unit is available from 24th October 2025.



**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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Lettings: 01227 452111

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Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
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FINN'S ST NICHOLAS AT WADE  
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