

RETAIL WAREHOUSE UNIT (NON-FOOD) /  
TRADE COUNTER - TO LET  
**Call: 020 7493 4933**



**22 Maynard Road, Wincheap Industrial Estate, Canterbury,  
Kent, CT1 3RH**

**5,759 - 12,393 sq ft (535 – 1,151 sq m)**

- Twin Pitched Warehouse, capable of being split
- Eaves from 4.6 m. rising to 6.3 m.
- Yards to front and rear
- Consent for non-bulky goods retail (non food) and trade counter

# 22 Maynard Road, Wincheap Industrial Estate, Canterbury, Kent, CT1 3RH

## Location

The property is located on the popular Wincheap Trading Estate just off the A28, one of the main arterial routes for access to Canterbury. It is close to the town centre and Canterbury East train station.

Nearby occupiers on the Wincheap Estate include Screwfix, Kew Electrical, Laura Ashley, Fenwick, Brewers, Toolstation, Mr Clutch, Topps Ties and Go Outdoors.

## Description

The property comprises a twin pitched steel portal frame warehouse with a single storey detached building under a flat roof to the front which is due to be refurbished. The warehouse area is metal sheet clad.

Internally the warehouse area benefits from a painted concrete floor, strip lighting, gas blower heater, WC. To the rear the floor is raised. The minimum height to the underside of the haunch is 4.6 m. rising to 6.3 m. at the apex with the floor to ceiling height in the single storey section of 2.7 m.

## Specification

Each unit also benefits from the following amenities:

- Twin Pitched Steel Portal Frame Warehouse
- Front and rear yards
- Eaves from 4.6 m. rising to 6.3 m.

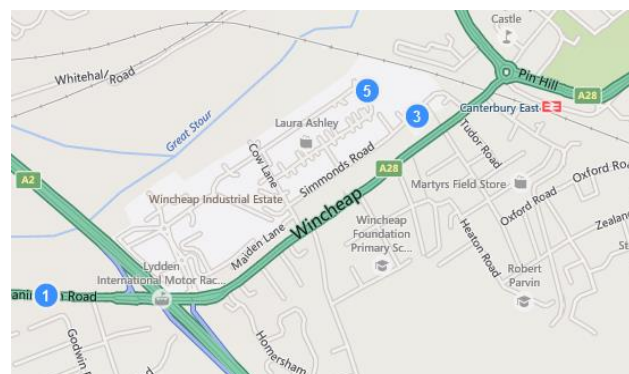
## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

	Sq m	Sq ft
Unit 1	535	5,759
Unit 2	616.4	6,634
Total	1,151.4	12,393

## Tenure

The unit is to be offered individually or is capable of being split. A new lease(s) for a term to be agreed is available or the long leasehold interest.



## Quoting Rent/Price

Upon application.

EPC Rating

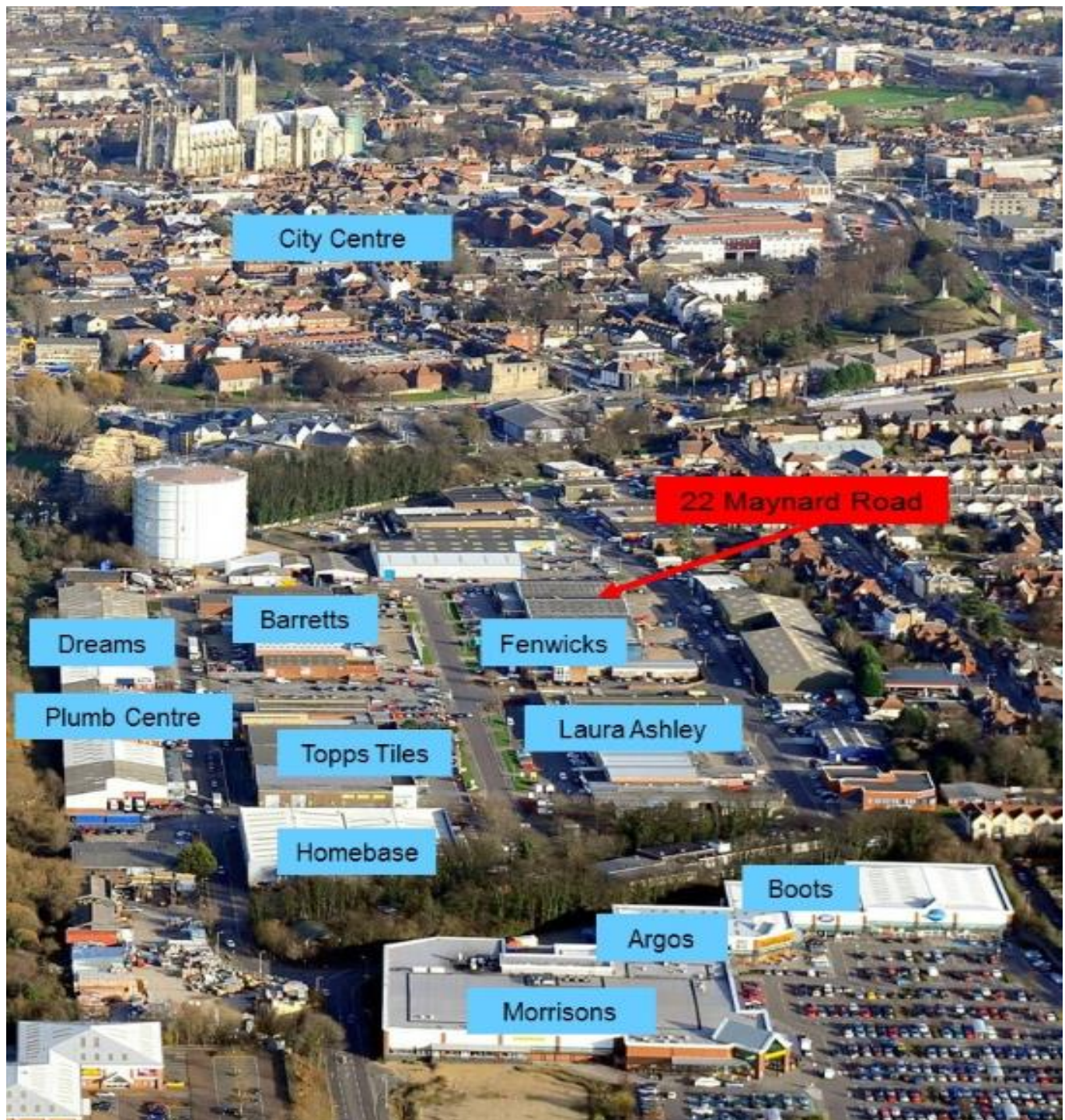
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