



**NEW DEVELOPMENT OF
QUALITY TRADE AND INDUSTRIAL UNITS
FROM 7,500 SQ FT TO 50,000 SQ FT**

**FREEHOLD / LEASEHOLD
DESIGN & BUILD OPPORTUNITIES AVAILABLE**



ALTIRA PARK

HERNE BAY | KENT | CT6 6GZ

A joint development by
Urban&Civic plc

KITEWOOD

IT'S NOT JUST ANOTHER PHASE

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ALTIRA PARK WILL PROVIDE A NEW DEVELOPMENT OF HIGH QUALITY TRADE AND INDUSTRIAL/WAREHOUSE UNITS.

THE DESIGN COMPRISES TERRACE, SEMI-DETACHED AND SINGLE UNITS WHICH WILL PROVIDE A RANGE OF INDIVIDUAL UNIT SIZES FROM 7,500 TO 50,000 SQ FT.

THE PLANNING ALLOCATION WILL PROVIDE B1, B2 AND B8 EMPLOYMENT OPPORTUNITIES.



AN AREA OF PRIME FOCUS FOR GROWTH AND INVESTMENT



“Herne Bay will be the prime focus for growth and investment along the district’s coastal corridor.”

Altira Park is already home to a Sainsbury’s Superstore, Argos Snap Fitness as well as Icom, Jaytee, Howdens, Screwfix, Premier Inn and Premier Diamond servicing the local population of approx. 39,000 and an economically active population of approx. 68,000 within a 30 minute drive.

Canterbury District Council is currently rejuvenating the area and it is recognised that residential development is required to support the growth and diversification of the local economy.

There are 1,300 dwellings planned as part of an extended Altira Park development and a further 1,700 dwellings within other identified local developments, reflecting a population growth of 10%.



Indicative CGI of the development



Indicative CGI of the development



FULLY SERVICED DEVELOPMENT SITE



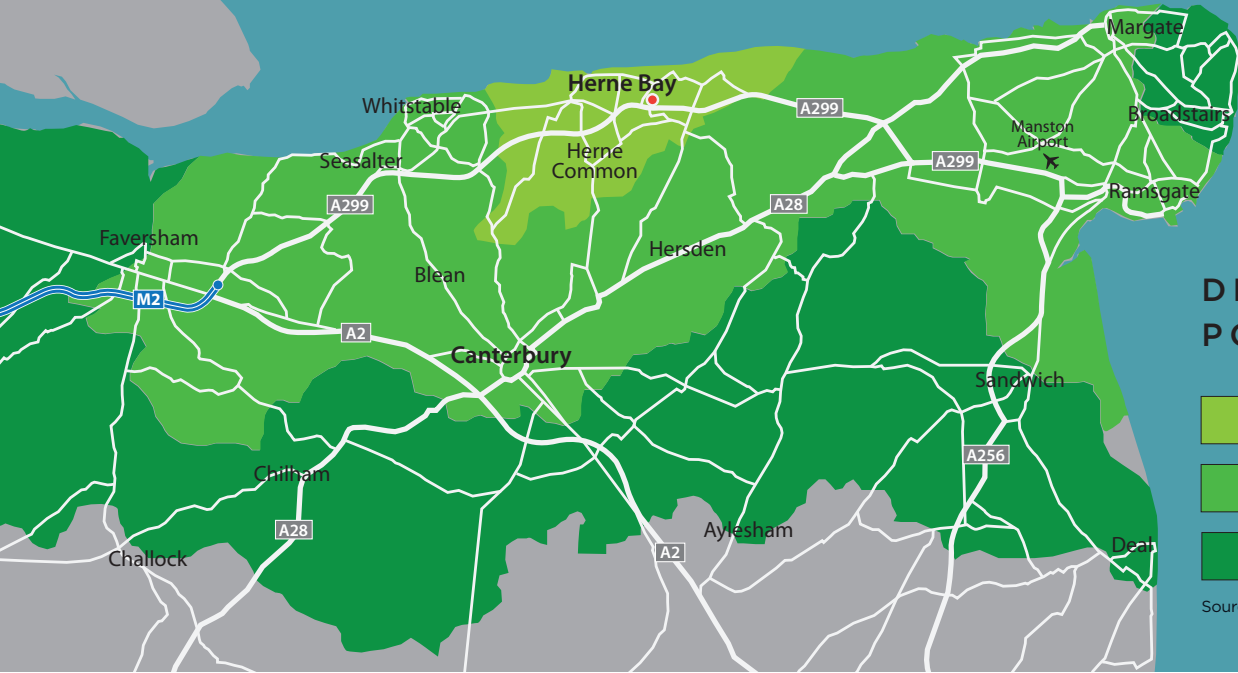
FREEHOLD OR LEASEHOLD DESIGN & BUILD OPPORTUNITIES



PLANNING CONSENT SECURED FOR B1, B2 AND B8 USES



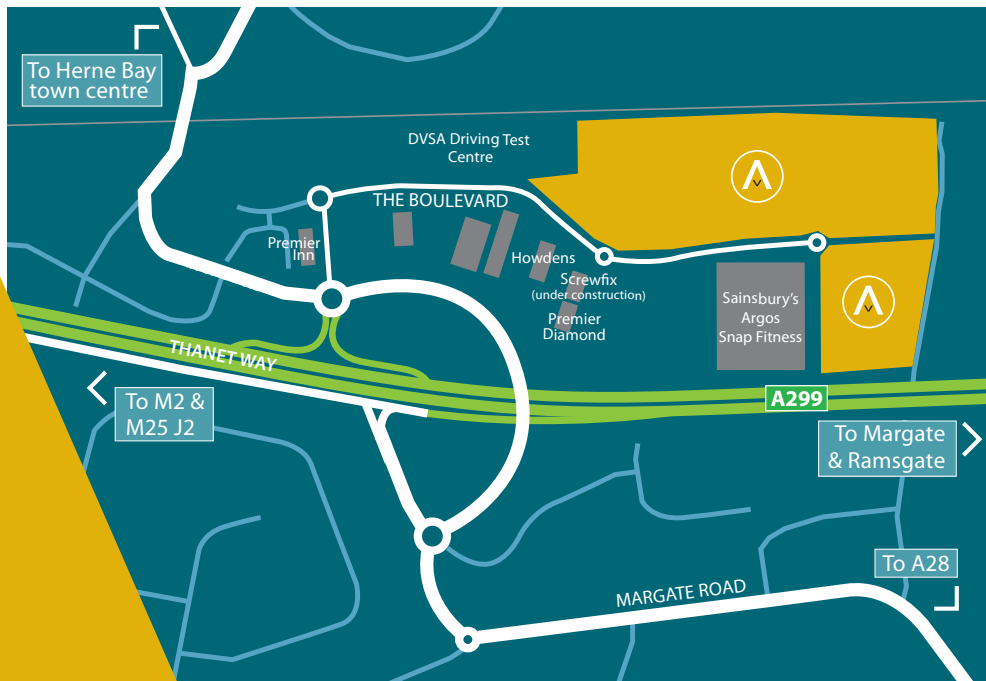
HOME TO SAINSBURY'S SUPERSTORE AND HOWDENS/SCREWFIX



DRIVETIME POPULATION

- 0-10 minutes
35,200 population
- 10-20 minutes
229,700 population
- 20-30 minutes
353,800 population

Source: Drivetime maps



LOCATION

Altira Park is situated 7 miles north of Canterbury and 20 / 25 miles east of Sittingbourne and the Medway Towns. It adjoins the junction of the dualled A299 Thanet Way and is 1.8 miles from Herne Bay railway station with direct services to London Victoria. Dover and Folkestone are within 30 miles and a 45 minute drive time.

DRIVE	miles (approx)
A299	Directly situated
A28	5
Canterbury	8
A2	10
M2	12
Dover Port	29
Medway Port	37
M25	48
London Gateway	61

Source: Google maps

TERMS

Design & Build packages available upon a freehold or leasehold basis.

CONTACT

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