

FOR SALE

COLDHARBOUR LANE CANTERBURY CT4 5HL

# CANTERBURY 240



## FREEHOLD LOGISTICS FACILITY

242,000 SQ FT ON 10.4 ACRES

VACANT POSSESSION | ON BEHALF OF JOINT ADMINISTRATORS

/// RENEW • SHOULDERS • FILLS





## OPPORTUNITY SUMMARY

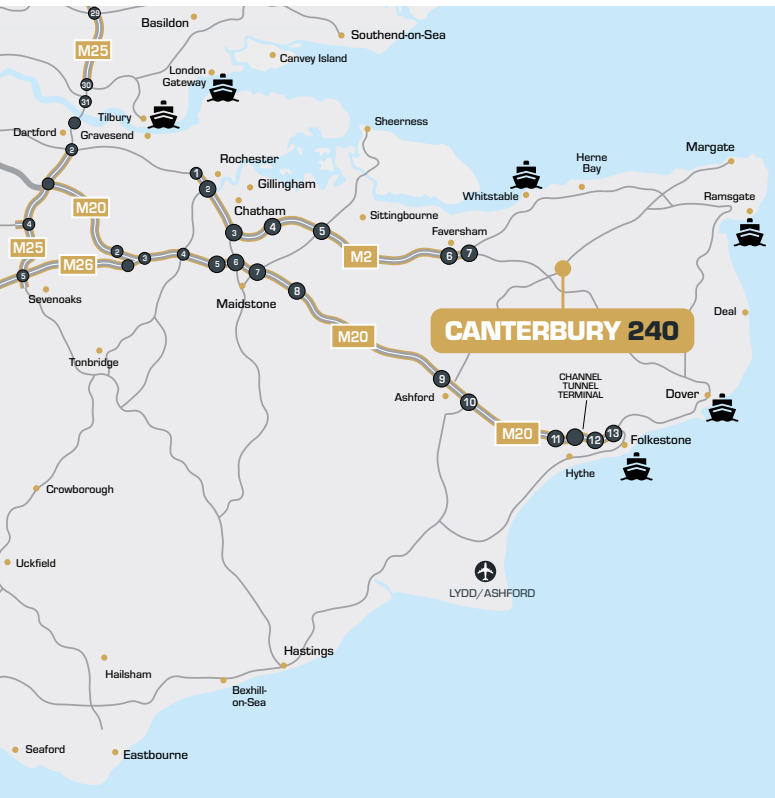
- ◆ **Freehold** logistics facility for sale with **vacant possession**.
- ◆ **242,000 sq ft** of high quality accommodation on a self-contained **10.4-acre site**.
- ◆ Strategic South East location providing **UK and Overseas market access** with fast access to the motorway and port network.
- ◆ Located within **14 miles drive of Dover, Folkestone, the M2 and M20**.
- ◆ **Purpose-built, high specification** premises with 18 dock level loading doors, temperature controlled storage space, and integral office accommodation.
- ◆ **Unique opportunity** for an owner-occupier; ready for immediate occupation.
- ◆ Long term **investment and development potential**.
- ◆ **53m and 106m** deep yards.
- ◆ **On behalf of Joint Administrators**.

**PRICE ON APPLICATION**





# CANTERBURY 240



## LOCATION SUMMARY

Canterbury is a historic cathedral city, located in the county of Kent. The City lies on the River Stour. The City has a district population of approximately 165,000. Canterbury is located 62 miles south east of London, 16 miles south west of Margate, 7 miles south of Whitstable and 17 miles north west of Dover.

In terms of road communications, the A28 (Margate to North Hastings) runs northeast/southwest direction through the city, the A2 (London to Dover) runs through the city and joins the M2 motorway eight miles to the west of the City.

In terms of public transport, Canterbury West Railway Station provides a direct service to London St Pancras with a shortest journey time of 56 minutes. Canterbury East Railway Station provides a direct service to Dover Priory with a shortest journey time of 22 minutes.

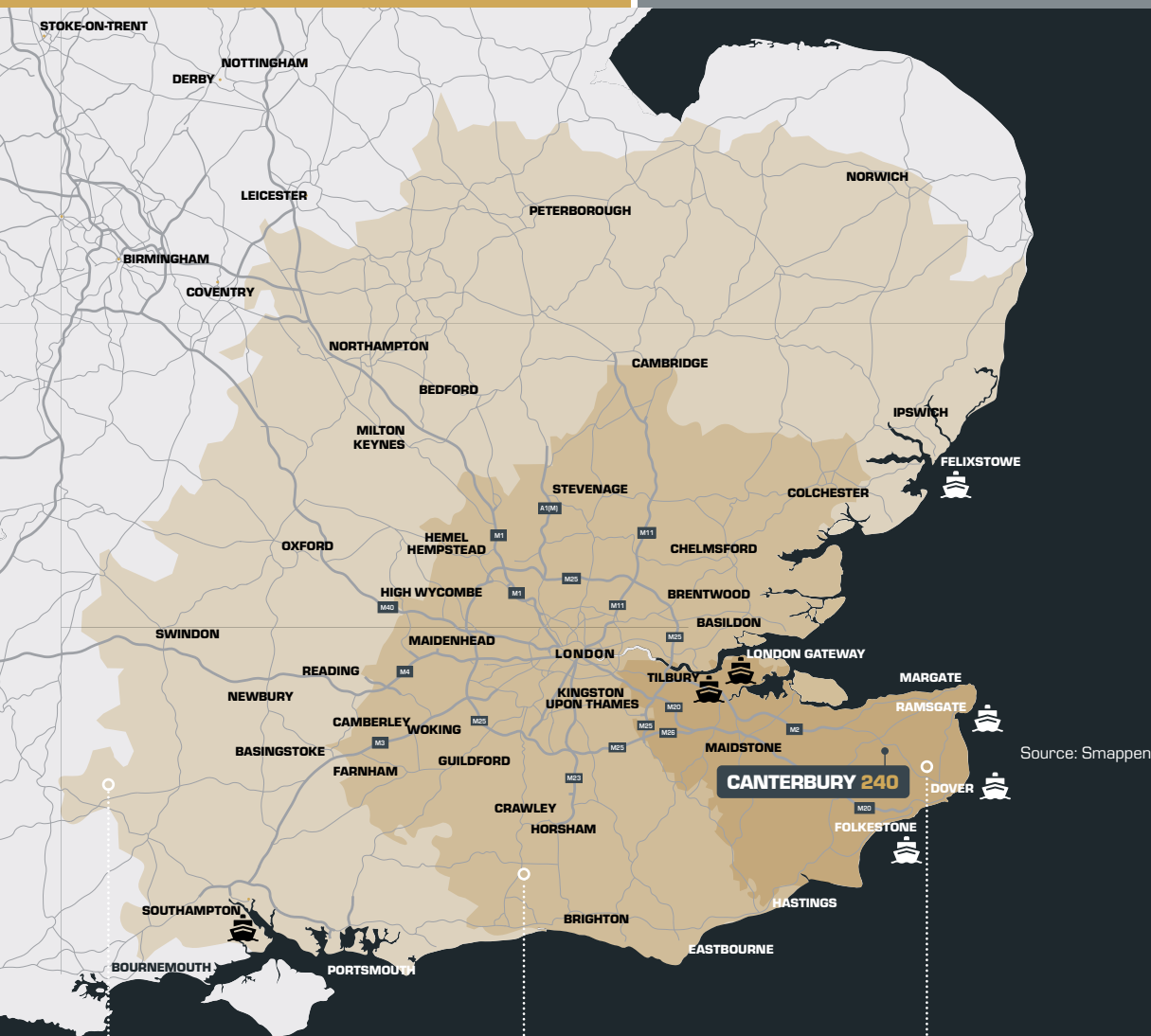
Bridge is a village and civil parish near Canterbury in Kent, South East England. Bridge village is in the Nailbourne valley, on the old Roman Road, Watling Street, formerly the main road between London and Dover. The village itself is centred 2.5 miles south-east of the city of Canterbury. Bekesbourne railway station is the closest station to Bridge and it is located around 1.6 miles north of the subject property.

Coldharbour Lane runs for approximately 0.63 miles from the junction with Frog Lane in the west to the junction with Woodlands Road in the east. Access to the A2 is located around 110 yards to the north of the junction between Coldharbour Lane and Frog Lane. The subject property is located around 560 yards to the east of the junction with Frog Lane and Coldharbour Lane and therefore has good access to the A2, M2 and wider motorway network.

There are some other warehouse occupiers located in the immediate areas including Hallmark Safety, Defined Wine and JW & LJ Brasier.

**242,000 SQ FT FREEHOLD LOGISTICS FACILITY**

# CANTERBURY 240



180 MINS DRIVE TIME	<b>10,543,068 million</b>	120 MINS DRIVE TIME	<b>5,633,751 million</b>	60 MINS DRIVE TIME	<b>689,344</b>
	HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS
	<b>26,125,567 million</b>		<b>14,147,631 million</b>		<b>1,683,418 million</b>
	PEOPLE		PEOPLE		PEOPLE

Source: TravelTime

## UK & GLOBAL MARKET ACCESS

Kent is the garden to England and the Gateway to Europe providing the ideal location to connect the UK to mainland Europe.

### APPROX DRIVE TIMES



	MILES	TIME
CITY AIRPORT	64.4	1 hr 18 mins
GATWICK	68.5	1 hr 14 mins
HEATHROW	90	1 hr 34mins



	MILES	TIME
FOLKESTONE	13	23 mins
DOVER	14.5	30 mins
RAMSGATE	17.5	33 mins
WHITSTABLE	18.2	25 mins
TILBURY	59.2	1hr 13 mins
LONDON GATEWAY	61.2	1hr 19 mins

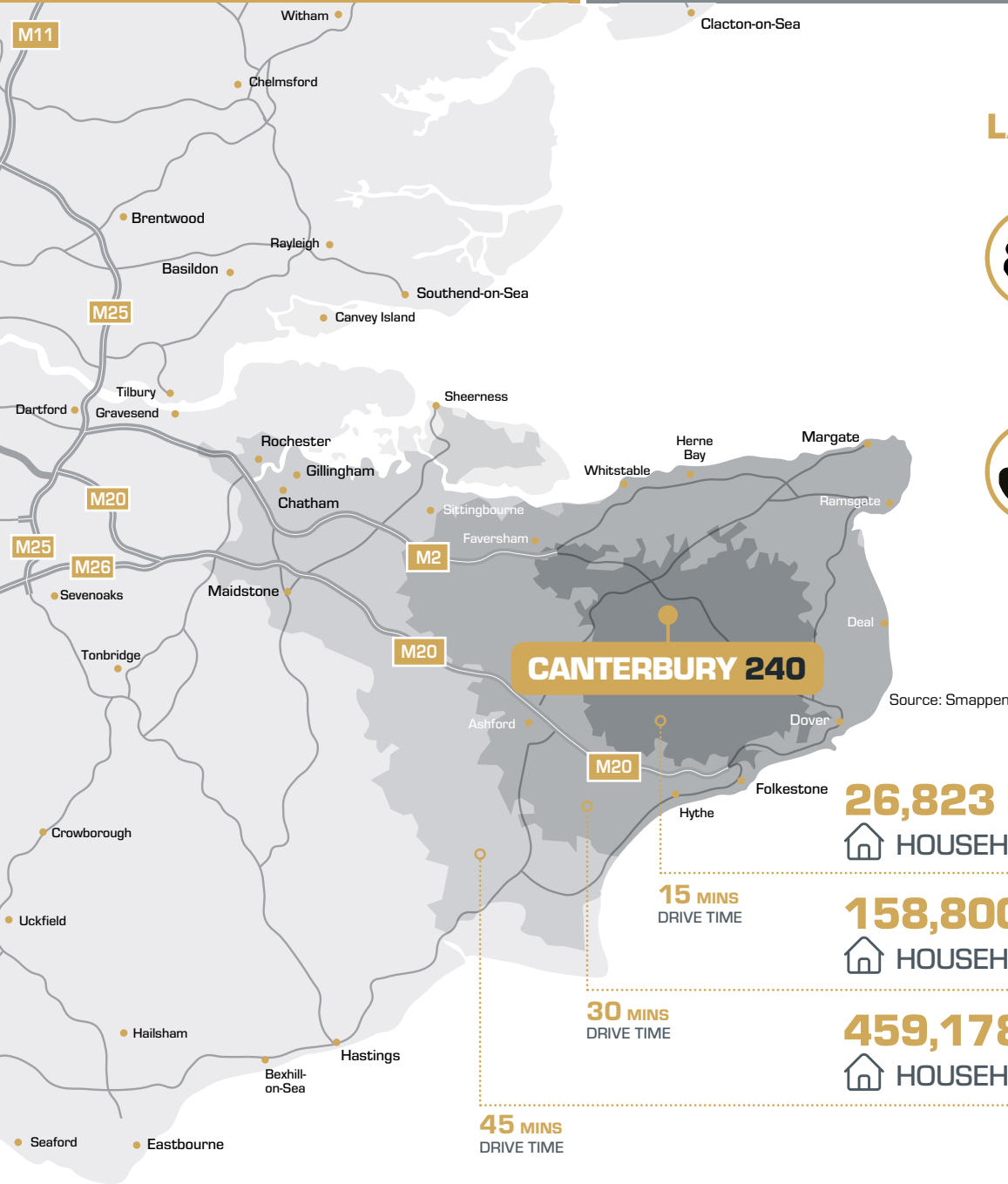


	MILES	TIME
CANTERBURY	7.2	16 mins
M2 J7	11	12 mins
M20 J9	18	29 mins
ASHFORD	19	39 mins
MAIDSTONE	32.4	49 mins
M26 J2a	39.5	44 mins
M25 J2	46	47 mins
DARTFORD	49	1hr
LONDON	65.7	1hr 43 mins

**242,000 SQ FT FREEHOLD LOGISTICS FACILITY**



# CANTERBURY 240



## LABOUR MARKET



**783,000** (APPROX)

ECONOMICALLY ACTIVE PEOPLE IN KENT



**40,000** (APPROX)

PEOPLE IN KENT WORKING IN THE TRANSPORTATION & STORAGE SECTOR

Source: Nomis



### AVERAGE GROSS WEEKLY PAY

CANTERBURY	£658
UK	£682
SOUTH EAST	£704
DOVER	£705
DARTFORD	£743

Source: Nomis

**26,823**  
HOUSEHOLDS

**67,756**  
PEOPLE

15 MINS  
DRIVE TIME

**158,800**  
HOUSEHOLDS

**382,888**  
PEOPLE

30 MINS  
DRIVE TIME

**459,178**  
HOUSEHOLDS

**1,111,807** million  
PEOPLE

45 MINS  
DRIVE TIME

Source: TravelTime

**242,000 SQ FT FREEHOLD LOGISTICS FACILITY**



# CANTERBURY 240

## DESCRIPTION

Canterbury 240 is a self-contained former food distribution facility extending to approximately 242,000 sq ft on a site of 10.4 acres.

The property comprises a purpose-built, high specification facility, configured as four adjoining steel portal framed buildings known as G1, G2, G3 and G4.

The accommodation comprises temperature controlled and ambient storage space, packing stores, 18 dock level loading doors, main reception, offices, canteens and ancillary areas.

The site also accommodates a total of approximately 300 car parking spaces, with additional loading areas and yards with depths of 53m and 106m

## AGE

- ◆ G1 appears to have been constructed in the late 1980s.
- ◆ G2 was constructed in 2001.
- ◆ G3 was constructed in 2005.
- ◆ G4 was constructed in 2019.
- ◆ The packing store located on the south side of G1 was constructed within the last eight years.

### G1

**G1** has four dock level loading doors located on the north east side of the building. **G1** comprises storage accommodation, packing stores, cold stores and office accommodation.



### G3

**G3** contains further storage and distribution accommodation, acting as the link building between G1 and G2. **G3** contains 10 dock level loading doors.



### G2

**G2** has one dock level loading door to the south west elevation. **G2** comprises storage accommodation, packing stores, cold stores and office accommodation.



### G4

**G4** has three dock level loading doors on the south eastern elevation. **G4** comprises packing stores, and two cold stores. There are WCs and locker rooms located on the lower ground floor of **G4**.



242,000 SQ FT FREEHOLD LOGISTICS FACILITY







## ACCOMMODATION

G1		
Floor	Area (sqm)	Area (sqft)
Lower Floor	7,089	76,305
Upper Floor	647	6,964
<b>Total</b>	<b>7,736</b>	<b>83,269</b>

G2		
Floor	Area (sqm)	Area (sqft)
Lower Floor	561	6,039
Upper Floor	4,437	47,759
<b>Total</b>	<b>4,998</b>	<b>53,798</b>

G3		
Floor	Area (sqm)	Area (sqft)
Lower Floor	2,590	27,879
<b>Total</b>	<b>2,590</b>	<b>27,879</b>

G4		
Floor	Area (sqm)	Area (sqft)
Lower Floor	325	3,498
Upper Floor	6,867	73,915
<b>Total</b>	<b>7,192</b>	<b>77,413</b>

**The property extends to a total floor area of 242,359 sq ft GIA**





# CANTERBURY 240

**SITE**  
The property occupies a broadly level site of approximately 10.4 acres [4.21 hectares]



**242,000 SQ FT FREEHOLD LOGISTICS FACILITY**



# CANTERBURY 240

## TENURE

We are advised that the title is held Freehold.

## VAT

Exclusive of VAT.

## EPC

C (71) - Full copy available in the Data Room.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## DATA ROOM

Data room access available upon request.

## PLANNING

Interested parties are advised to make their own enquiries with the local authority.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed.

## PRICE ON APPLICATION

On behalf of Joint Administrators



## CONTACT

For further information and arranging inspections, please contact the sole agents:

### TIM HARDING

Tim.Harding@colliers.com  
07860 180 328

### AKHTAR ALIBHAI

Akhtar.Alibhai@colliers.com  
07909 684 801

### NICK HAMMOND

Nick.Hammond@colliers.com  
07717 652 778

### SAM COLCLOUGH

Sam.Colclough@colliers.com  
07824 501 976

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