

BastionPoint

White Cliffs Business Park
Dover, CT16 3PT

Distribution Warehouse
84,376 sq ft To Let



Modern self-contained high bay distribution warehouse unit

Constructed in 2003 and situated on an established business park on the A2 dual carriageway to the north of Dover, Bastion Point provides a well specified high bay industrial warehouse with two-storey office block to the front elevation.

Local occupiers include Tesco, Homebase, Perrys Vauxhall car dealership, BM Home Store, KFC and Dover Trade Centre with a variety of national trade counter brands.



Top Spec



7 Dock Level Doors



2 Level Loading Doors



11m eaves height



Large Secure Yard

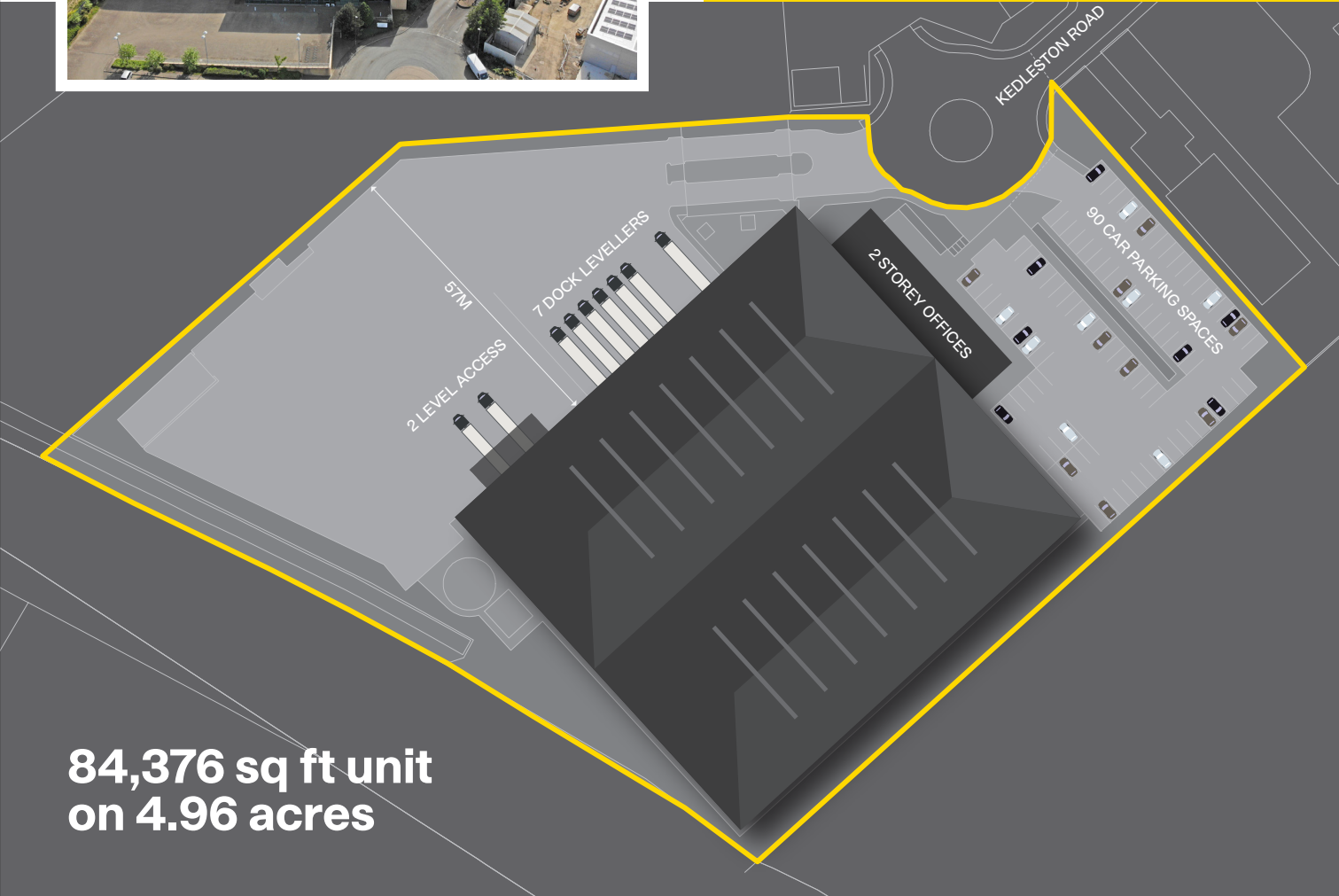


90 Car Parking Spaces



2-Storey Offices

Warehouse	75,751 sq ft	7,037.55 sq m
First Floor Offices	4,133 sq ft	383.99 sq m
Ground Floor Offices	4,492 sq ft	417.36 sq m
Total (GIA)	84,376 sq ft	7,838.90 sq m



Strategic transport hub

Dover is a strategic transport hub, with its ferry port and close proximity to the Channel Tunnel. It benefits from excellent road communications to nearby centres and the national motorway network.



Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

Misrepresentation Act The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. July 2019.

Design by **CORMACK** - cormackadvertising.com

Connected

Road

Central London	76 miles
Ashford	22 miles
Canterbury	17 miles
M20 J13	8 miles
M25 J3 / J5	58 miles

Rail

St Pancras	1 hr 6 mins
Charing Cross	1 hr 57 mins
Victoria	1 hr 57 mins
Ashford International	26 mins

Air

London Gatwick	78 miles
London City	80 miles

Business Rates

The Rateable Value with effect from 1st April 2017 is £452,500. Interested parties should make enquiries with Dover District Council to confirm actual rates payable.



EPC rating is D-76



Tim Clement
020 7087 5303
tim.clement@eu.jll.com

Peter Davidson
020 7087 5347
peter.davidson@eu.jll.com



Philip Clapham
01303 228 729
philip.clapham@smithwoolley.com