



FIVE OAKS BUSINESS PARK, GEDDINGE LANE, CANTERBURY

£1000 per month

A rare opportunity to rent a warehouse/showroom with offices and mezzanine storage with a total sq ft of 1,936 with ample parking in front of the unit on a quiet business park between Canterbury and Dover on the A2.



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Five Oaks Business Park, Geddinge Lane Canterbury CT4 6RY

**Warehouse and Offices , Parking , Close to Dover and
Canterbury , , ,**

Description

Five Oaks Business Park is strategically positioned in a highly accessible yet scenic pocket of the Kent countryside, located just off Geddinge Lane in the peaceful village of Wootton, near Canterbury (Postcode: CT4 6RY). This location perfectly balances a tranquil, low-congestion working environment with exceptional connectivity to East Kent's primary commercial hubs and transport arteries.

The business park sits just minutes from the A2 dual carriageway, providing a direct, high-speed route northwest to Canterbury and the M2 motorway toward London. Heading southeast, the A2 offers rapid access to the Port of Dover

Positioned within the Kent downs network, the site is exceptionally well-placed for logistics, trade, and regional services, sitting within easy driving distance of both the Dover Ferry Terminal and the Eurotunnel Folkestone Terminal for seamless European connections. Excellent mainline rail links are accessible via nearby Canterbury East and Canterbury West stations, the latter offering high-speed commuter services to London St Pancras International in under an hour.

Nestled within a well-established commercial enclave, the park enjoys a professional neighborhood of successful local enterprises, including specialist automotive centres and distribution hubs. The rural backdrop provides ample space, easy vehicle maneuvering, and a pleasant, stress-free environment for staff and visiting clients alike, entirely removed from city-centre traffic constraints.

The site has ample parking and good access for HGVs.

The property itself consists of a warehouse and showroom totalling 109 (1,181 sq ft) with a roller shutter of 3.4m (H) x 4m (W) and offices of 23 sq m (252 sq ft) . Additional storage space available on the mezzanine above. Eaves height of 5.5m (max).

Ground 109.8 sq m 1181 sq ft

Office 23.4 sq m 252 sq ft

Kitchen 9.7 sq m 105 sq ft

WC 2.4 sq m 26 sq ft

Mezzanine 34.5 sq m 371 sq ft

Total 179.9 sq m 1936 sq ft

The warehouse benefits from a 3 phase supply and LED strip lighting with a painted concrete floor. The offices have the benefit of LED lighting and electric heating with laminate flooring.

There is a kitchen adjacent with ample cupboard space and a w.c.

There is mezzanine storage above the offices and kitchen/w.c.

There is parking in front of the property.

No Motor Trade

The property is available on a 5 Year Lease with a Break Clause on the 3rd anniversary with a rent of £1000.00 PCM (No VAT), £12,000 per annum.

Service Charge: Approx £1,800.00 per annum.

Buildings Insurance: The tenant to contribute to a reasonable proportion towards the buildings insurance.

Water/Sewerage: Approx £490.00 per annum.

Rateable Value: £11,250 from 1st April 2026. The property is eligible for small business rates relief.

There is a rent deposit of 3 months.

Legal Fees: The tenant to contribute to the Landlord's legal fees of £1,700 plus VAT.

Gate Opening hours: 7.00-17.30 Monday to Friday

EPC: Pending

For further information, please contact Motis Estates Chartered Surveyors on 01303 212020.

SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

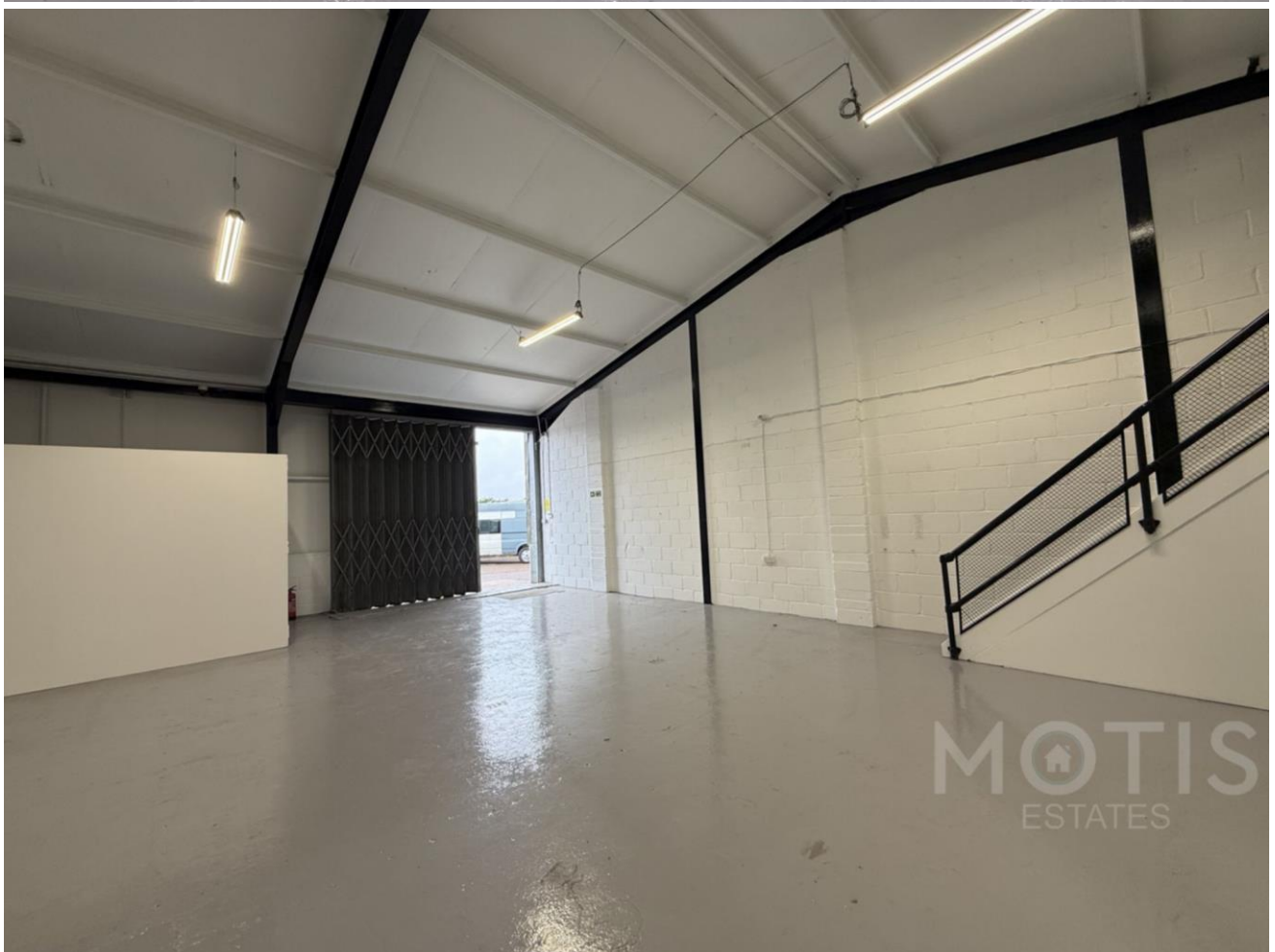
Postcode CT4 6RY

Viewings Strictly by appointment only -
Property Reference MOTIS_011814

Opening Hours:

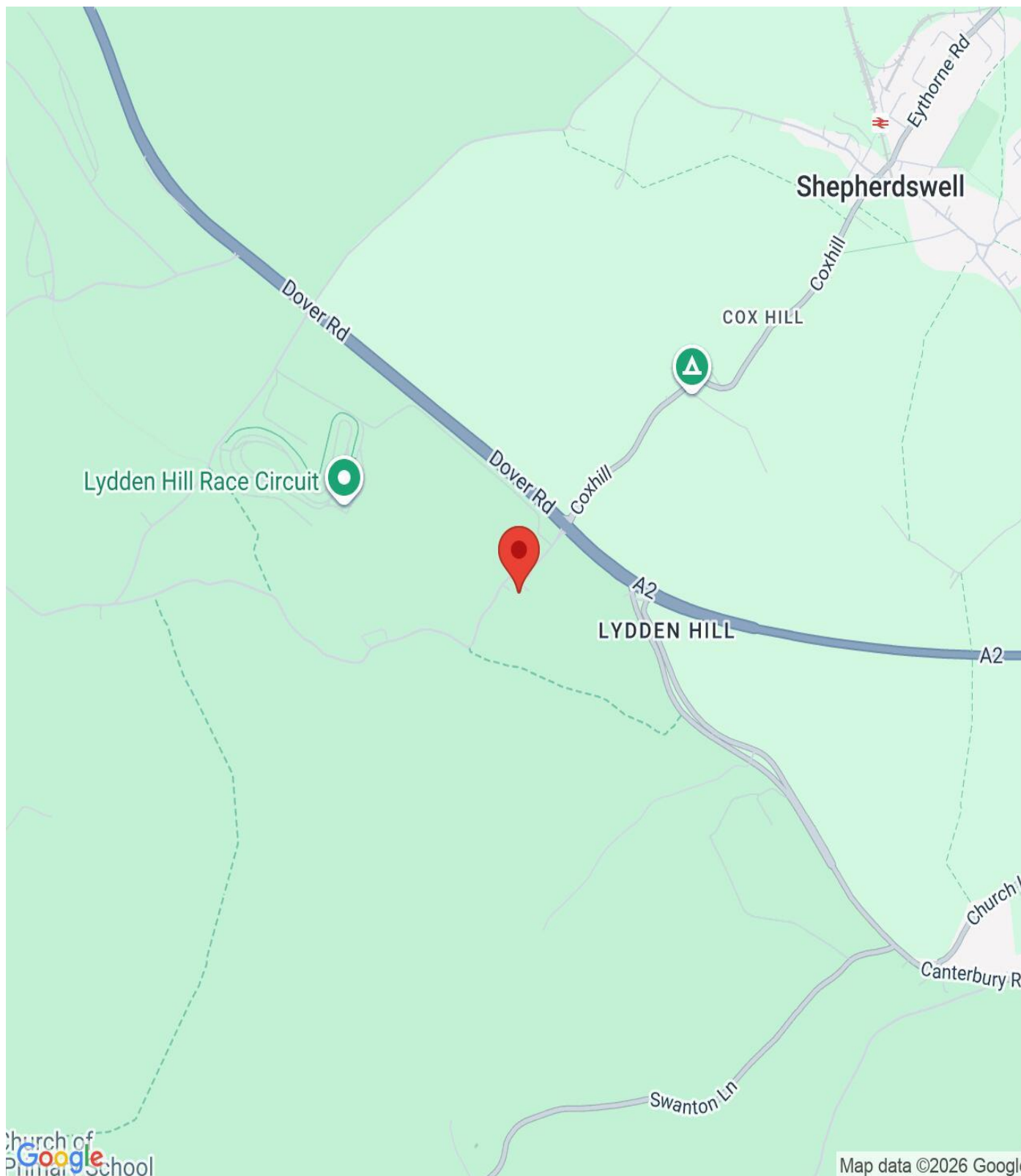
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.