

# 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

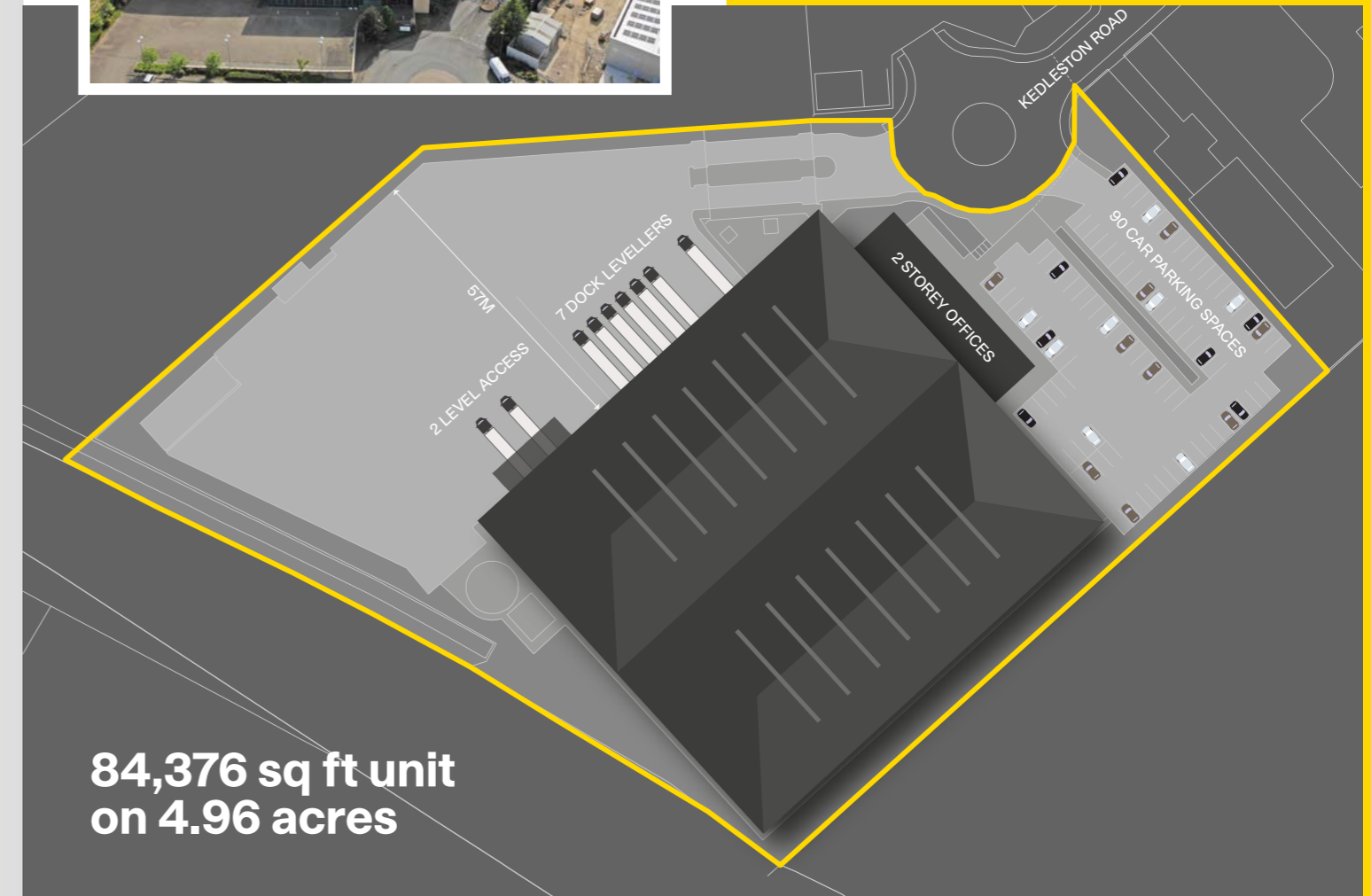


90 Car Parking Spaces



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
<b>Total (GIA)</b>	<b>84,376 sq ft</b>	<b>7,838.90 sq m</b>



# 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.



## 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



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