



LAST REMAINING UNIT

Units To Let (Use Class E) - Neighbourhood Centre



LOCATION

Castle Hill Local Centre is at the heart of the first Village within the Eastern Quarry development called 'Whitecliffe'. It forms part of the wider Ebbsfleet Garden City development set up by Government to speed up delivery of up to 15,000 homes and create a 21st century Garden City in north Kent.

Ebbsfleet International Station is approximately 1.5 miles away, offering excellent services to London St Pancras in 20 minutes.

DESCRIPTION & ACCOMMODATION

The 5 ground floor units sit at the centre of Castle Hill, with the largest unit let to the **Co-op**. The school, housing, pub and village square are adjacent. Approximate areas are as follows:-

Unit 3 150 sq m / 1,600 sq ft

PLANNING

The scheme benefits from full planning consent permitting E. Additionally 46 apartments comprise the upper parts. Application EDC/17/0067

TERMS

The premises are available by way of new, effectively full repairing and insuring leases, for terms of years to be agreed, subject to 5 yearly upward only rent reviews.

Unit 3 - Available - £35,000 pa

Unit 1 Let to: 

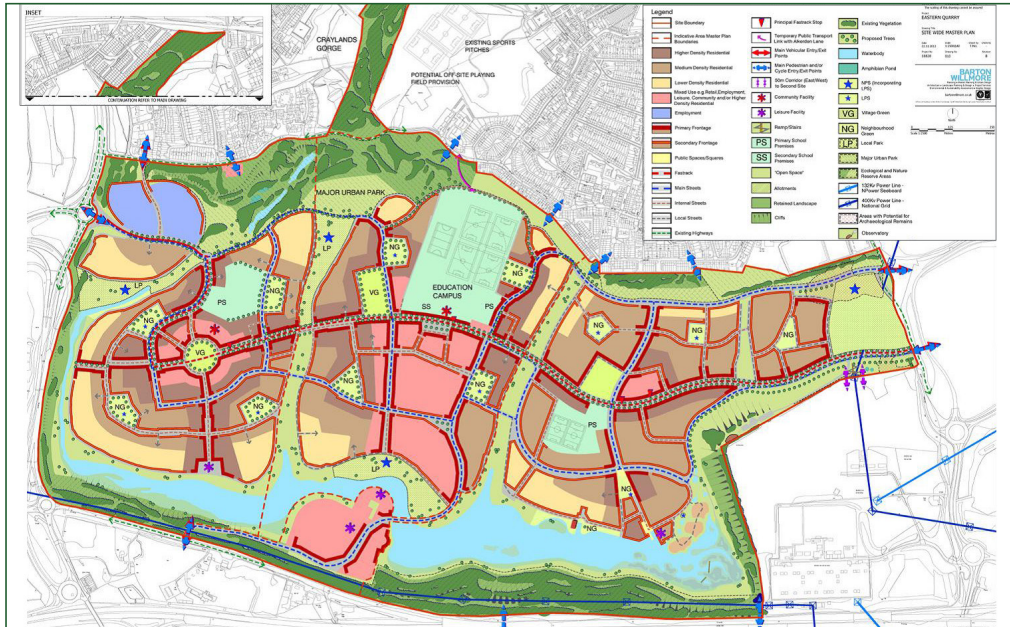
Unit 2 Let to: 

Unit 4 Let to: 

Unit 5 Let to: 

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RESIDENTIAL CATCHMENT

Development within Castle Hill is underway, with consent for c.1,500 new homes in the first new village. It sits within the Whitecliffe development which has 6,250 houses consented. The residential areas are being built by national housebuilders such as Taylor Wimpey, Persimmon and Barratt Homes.

More detailed information on the catchment, phasing and residential delivery timings can be provided on request.

The adjacent Cherry Orchard Primary school is now open and can accommodate 420 pupils.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates will be commissioned upon practical completion of the development.



LEGAL COSTS

Each party is to be responsible for their own costs involved in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact the vendor's agent:-

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