



DOVER CT17 0HL  
///TRAILS.TAKES.TRYING

## REFURBISHED UNITS

UNIT 3: 1,215 SQ FT (112.9 SQ M)

UNIT 5: 1,215 SQ FT (112.9 SQ M)

UNIT 6: 1,215 SQ FT (112.9 SQ M)

UNIT 8: 1,215 SQ FT (112.9 SQ M)

Available now.



Strategically located  
10 minutes away from  
the Port of Dover.



Dover Priory train station  
provides access to  
Central London in just  
1 hour and 15 minutes.

**Warehousing that Works.**



# High performance space for your business.

Poulton Close Business Centre comprises of an efficient business/industrial estate with 1,215 sq ft units.

This secure site features remotely-monitored CCTV, 24 hour access, and allocated car parking.

Located under 3 miles from the Port of Dover, Poulton Close Business Centre benefits from excellent road connections providing direct access to Canterbury in under half an hour. Dover Priory train station is also just 2 miles from the estate, providing access to Central London in 75 minutes.



Warehousing that Works.







# Why choose Poulton Close Business Centre?



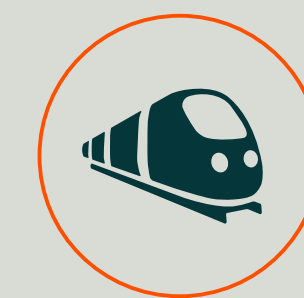
Recently refurbished units including LED lighting and an EPC rating of C+.



Located less than 3 miles away from the Port of Dover.



Less than 10 minutes from Dover town centre and under 30 minutes from Canterbury city centre.



Dover Priory train station provides access to London Stratford and St Pancras International in just 1 hour and 15 minutes.\*

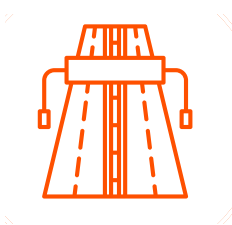
\*Travel times are approximate. Source: Trainline.



Warehousing that Works.



# You're well-connected.



**UNDER 24 MILES**

from Junction 7 of the M2



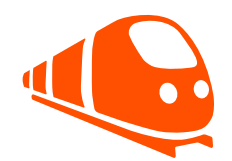
**LESS THAN 10 MINUTES**

from Dover Town Centre



**26 MINUTES**

from Canterbury



**2 MILES**

from Dover Priory train station



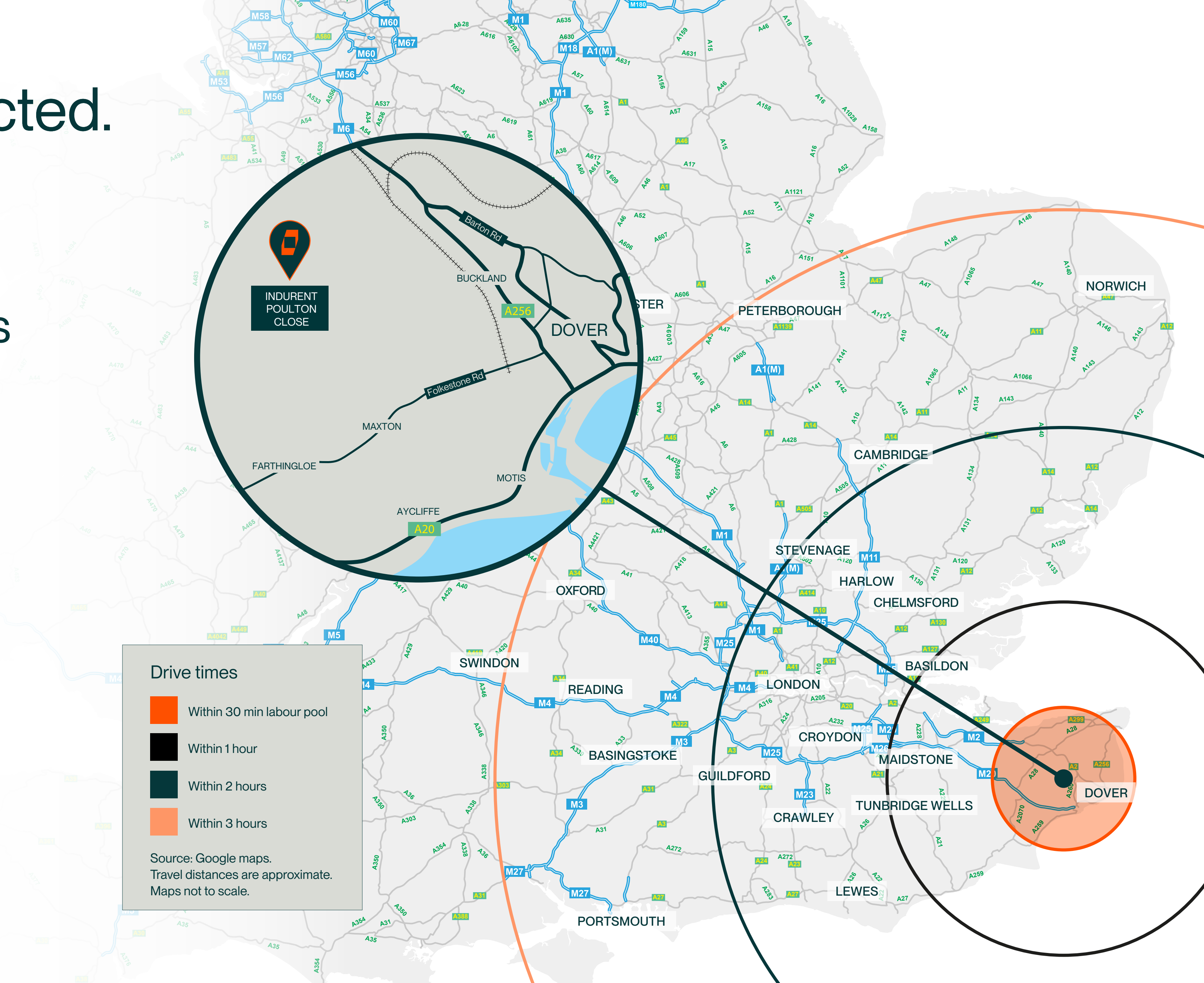
**2.4 MILES**

from the Port of Dover

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Availability.

UNIT 3	1,215 SQ FT (112.9 SQ M)
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UNIT 8	1,215 SQ FT (112.9 SQ M)

All floor areas are approximate gross internal areas. \*Subject to final plan.



24 hour access



CCTV on site



WCs and kitchenette



Allocated car parking



Siteplan is indicative.



Warehousing that Works.



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Warehousing that Works.

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