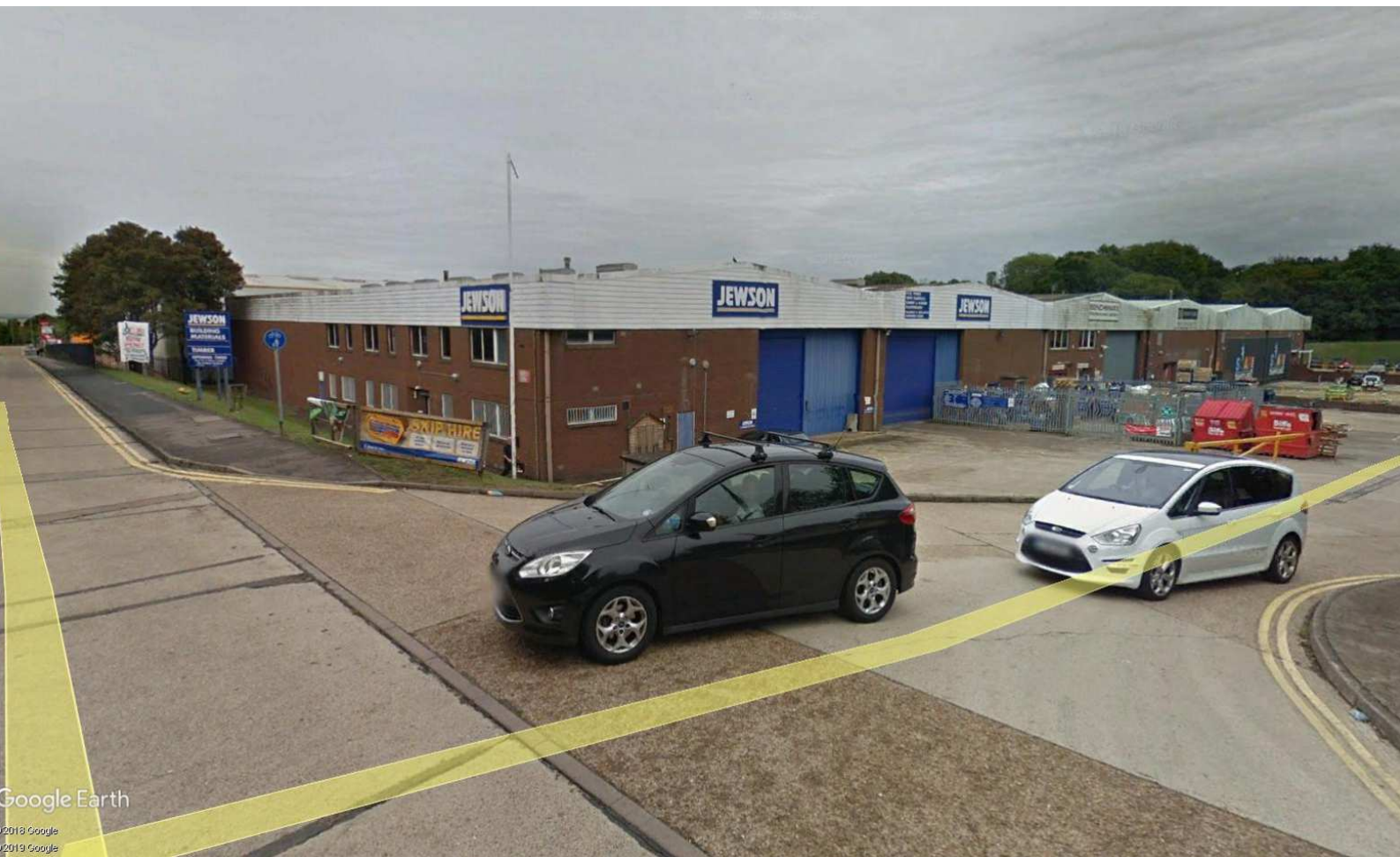




1/2 GILLINGHAM TRADE PARK, COURTENEY ROAD, GILLINGHAM, KENT ME8 0RT



**PROMINENT
TRADE/WAREHOUSE UNIT
10,750 – 23,382 SQ. FT.
(999 – 2,172 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The premises are located off Courteney Road a short distance from the Tesco superstore and adjacent to Bestway Cash & Carry, Lok 'n' Store, Delphi, Dobbies and KFC. Immediately adjacent are Benchmarx and Soar Trampoline Park.

The A278 runs parallel to Courteney Road and provides direct dual carriageway access to the A2 to the north linking the Medway towns whilst to the south J4, M2 is easily reached connecting to the remainder of the national motorway network.

DESCRIPTION

The unit comprises the two left hand bays of a 6 bay purpose built distribution facility. Salient features:-

- Loading access to the front
- Personal door to the front
- Clear open space warehouse areas
- Trade counter area
- 6 metre eaves height
- Deep loading yard/parking areas
- Allocated car parking
- External storage

ACCOMMODATION

GF warehouse	19,992 sq. ft.	(1,857 m ²)
GF office	1,695 sq. ft.	(157 m ²)
FF office	1,695 sq. ft.	(157 m ²)
Total	23,382 sq. ft.	(2,172 m²)

Please note that the units can be split and let as 2 units of 10,750 sq. ft. and 10,800 sq. ft. and will be refurbished.

TERMS

A new full repairing and insuring lease for a term to be agreed.

RENT

£8.00 per sq. ft. exclusive as a single unit
£8.50 per sq. ft. exclusive if split

LOCATION PLAN



SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £125,000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (59). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

AVISON YOUNG

John Allan

0207 236 6363

john.allan@avisonyoung.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

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- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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