



**FIRST FLOOR, 3 AMBLEY GREEN,
GILLINGHAM BUSINESS PARK, KENT
ME8 0NJ**



**FIRST FLOOR OFFICES
2,184 SQ. FT. (202.9 M²)**

13 PARKING SPACES

TO LET

LOCATION:

Gillingham Business Park is one of the most popular business locations in North Kent immediately adjacent to the A2 and the A278 dual carriageway which gives direct access to the M2 motorway (Junction 4) approximately 2.5 miles distant. The M2 gives fast access to the national motorway network via the M25 and to the channel tunnel and ports.

DESCRIPTION:

<ul style="list-style-type: none"> • Modern first floor offices • Self contained • Open plan accommodation • Carpeting to office areas • Gas fired central heating 	<ul style="list-style-type: none"> • Suspended ceilings • Recessed Cat II lighting • Separate male & female WCs • 3 compartment perimeter trunking • Allocated parking spaces
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ACCOMMODATION: (net internal)

First Floor	Offices	2,184 sq. ft. (net)	(202.9 m ²)
Externally	13 car parking spaces		

LEASE: A new lease is available on a full repairing and insuring basis for a term to be agreed.

RENT: £26,250 per annum exclusive

VAT: The property is elected for VAT and hence VAT will be levied on all rents and charges

LEGAL COSTS: Both parties' legal costs are to be borne by the ingoing tenant.

BUSINESS RATES: The property is listed in the Rating List with a Rateable Value of RV £26,250. Rates payable 2020/21 £13,098.75

EPC: The property has been assessed as Band C (64) and is valid until 16.07.2021. A copy of the Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION: Via the joint agents:-



(Mark Coxon)



(Ian Gutteridge)

NOTE:

- Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 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;
- No person in the employment of Watson Day or Caxtons has any authority to make or give any representation or warranty whatever in relation to this property.



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