



**4 AMBLEY GREEN, GILLINGHAM
BUSINESS PARK, KENT ME8 0NJ**



**SELF-CONTAINED OFFICE
BUILDING/BUSINESS UNIT
6,324 SQ. FT. (587.5 M²)**

PLUS EXCELLENT PARKING

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:

Ambley Green is a modern courtyard development of two storey business units surrounded by woodland landscaping and at the heart of Gillingham Business Park.

The property is a semi-detached self-contained unit and provides flexible accommodation suitable for either full office use or a combined arrangement of offices at first floor with production/storage/offices at ground floor. The following amenities are available

- Striking double height reception area with galleried first floor landing
- Gas fired central heating
- Suspended ceilings
- Solar tinted double glazing
- Full raised flooring to first floor
- Ample toilet, kitchen and shower facilities
- Automatic passenger lift
- Double door goods access
- 30 car parking spaces

ACCOMMODATION: (net internal)

Ground Floor

Offices/R&D/Storage	2,964 sq. ft.	(275.4 m ²)
Reception	333 sq. ft.	(30.9 m ²)

First Floor

Offices	2,993 sq. ft.	(278.0 m ²)
Kitchen	<u>34 sq. ft.</u>	<u>(3.2 m²)</u>
Total	6,324 sq. ft.	(587.5 m²)

WC facilities on both floors

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

RENT: £75,000 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 £66,500. Rates payable 2020/21 £34,181.

EPC: The property has been assessed as Band D (82) and is valid until 16.07.2021. A copy of the Energy Performance Certificate is available upon request.

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.



VIEWING & FURTHER INFORMATION: Via the joint agents:-



(Mark Coxon)



(Ian Gutteridge)

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