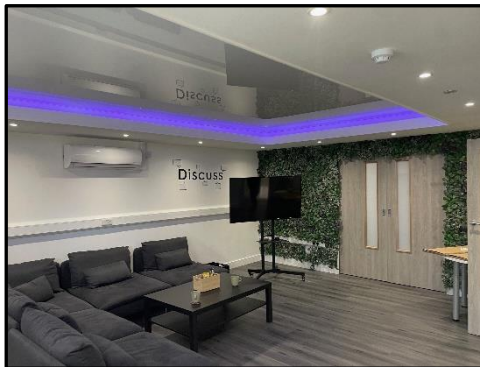


**CHESTNUT COURT
OTTERHAM QUAY LANE
RAINHAM, KENT ME8 8AS**



**DETACHED WAREHOUSE PREMISES
ON SELF-CONTAINED SITE
8,302 SQ. FT. (771.26 M²)
+ MEZZANINE FLOOR 1,142 SQ. FT. (106.05 M²)**

FOR SALE

LOCATION

Rainham lies on the A2 midway between Gillingham and Sittingbourne about 0.7 miles east of Gillingham and 5 miles from J4, M2.

For location click line or copy & paste

<https://w3w.co/fence.arrive.replaying> to your browser

DESCRIPTION

The unit comprises a detached industrial/warehouse unit on a self-contained site. Salient features:-

- Detached modern building
- 7m eaves height
- Concrete floor
- Two electrically operated steel shutter loading doors
- 3 phase power
- Ground & first floor offices with air conditioning
- Fitted modern kitchen and breakout area
- Male & female WCs
- Self-contained site of approximately 1 acre
- Vacant Possession Available Spring 2026.

ACCOMMODATION (gross internal)

| Floor | Sq. Ft. | M ² |
|---------------------|--------------|----------------|
| Ground | 6,478 | 601.77 |
| First Floor Offices | 1,824 | 169.49 |
| Total | 8,302 | 771.26 |
| Storage Mezzanine | 1,142 | 106.05 |

PRICE

Offers in excess of £1,700,000

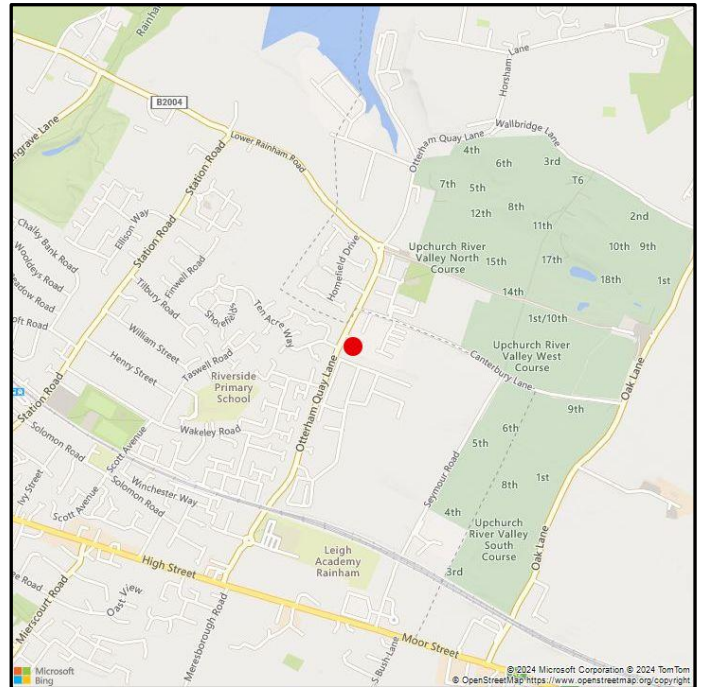
VAT

We are advised the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

ANTI-MONEY LAUNDERING

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

LOCATION PLAN



BUSINESS RATES

As of 1st April 2026, the Rateable Value is £70,000.

Interested parties are advised to contact the local council in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band C (73). Valid until 07/01/2035.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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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