

31 Second Avenue, Chatham, Kent, ME4 5AU



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Industrial / Warehouse with Yard TO LET

31 Second Avenue, Chatham, Kent, ME4 5AU

Key Features

- 0.74 Acre Site
- £198,000 per annum exclusive of VAT
- Secure Site with Palisade Fencing & Motorised Gate
- Secure Delivery Bay
- EPC - B
- Circa 9,000 sq ft Yard Area

Description

DISTRIBUTION WAREHOUSE (FORMER CASH & CARRY) -- TO LET

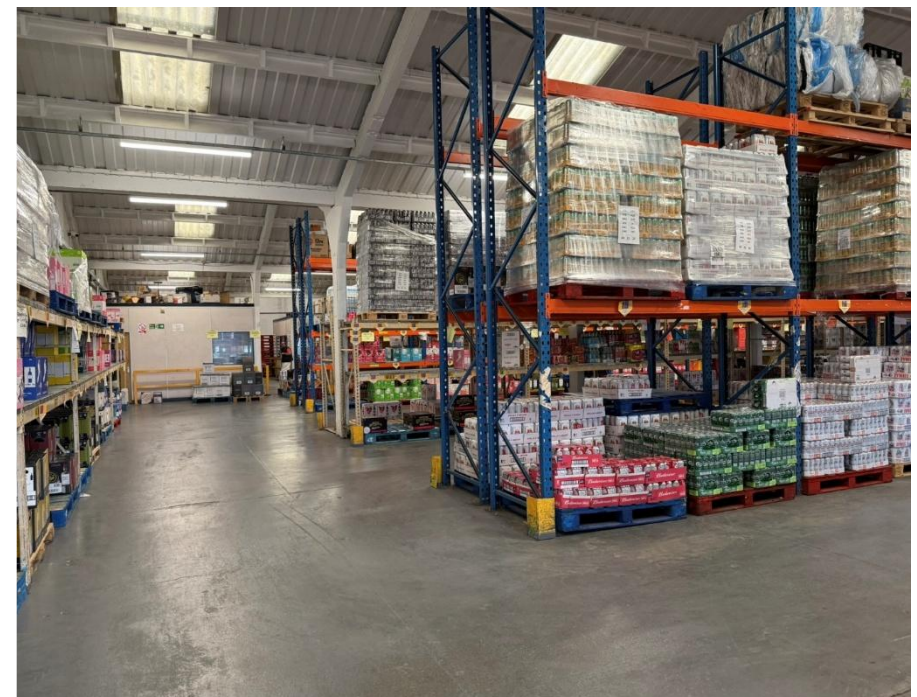
The property is a self-contained industrial / warehouse site with secure yard available to let. The premises currently trades as a wholesale distribution warehouse, but suitable for a variety of business uses.

The building is split over two levels with the lower ground floor accessed directly from the yard benefitting from low height storage (2.8m floor to ceiling) plus offices and wcs. There is a vehicle ramp leading up to a delivery bay into the main warehouse with full height of 6.8m.

It is fully self-contained within a secure, gated area. Roller shutters are installed, together with comprehensive alarm and CCTV systems.

EPC

Rating (B) 47



Accommodation

The premises comprises substantial warehouse/storage space with the benefit of a self-contained secure accessible yard and large delivery bay. The building itself is made up of a concrete framed building with reinforced concrete flooring, brick elevations, steel-framed windows and metal sheet roofing and benefits from LED lighting throughout.

The ground floor consists warehouse space with office, kitchen and WC facilities benefitting from an eaves height of 2.8m. There is a loading shutter at approximately 2.35m high x 4.32m wide.

The upper ground floor is split over three main parts. It is accessed via a ramp into the delivery bay on the western side of the property benefitting from 6.8m eaves. The bay has a rolling shutter at approximately 5.2m high x 11.35m wide. There is another shutter door leading through to the rear part of the warehouse which consists of an open-plan warehouse with a high clearance of 6.1m. This opens into the front part of the warehouse with glazed windows overlooking the yard to the front allowing for plenty of natural light. The eaves height in this front area is 4.0m.

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
GF Warehouse	5,571	517.56
GF Office	460	42.74
GF Break room	97	9.01
Male & Female WCs	181	16.81

Delivery Bay	3,482	323.49
Upper GF Warehouse	14,279	1,326.56
Upper GF Office	604	596.11
Break Room	100	9.29
Total	24,774	2,301.58

Rateable Value

RV £89,500 @ 55.5p in the £

Rates payable £49,672.50 for the year 2025/26

Terms

£198,000 Per Annum Exclusive

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

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Location



Located in Second Avenue, Chatham, part of a light industrial estate south-east of the town centre. Chatham is part of the Medway Towns and is 28 miles southeast of London and 9 miles north of Maidstone.

This area benefits from excellent road links, with junctions 3 and 4 of the M2 just 4 miles away. The M2 provides direct access to the M20, which leads to London and the Channel ports. Additionally, the M2/A2 lies 4.4 miles to the south, linking to the M25, Dartford Crossing, and the east Kent coast. Gillingham Business Park and Hempstead Valley which are within 1.5 miles of the property.

Chatham Station is 1.9 miles away, and offers fast mainline services to London Victoria, London Bridge, Canterbury, and Dover. The quickest journey to London takes around 45 minutes.

What3Words Location: <https://w3w.co/mixed.orbited.painter>

For all Viewings and Enquiries contact:

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Or via our Joint Agents, Sealeys on 01474 369368

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

