

## Land Adjacent Building 85, Kingsnorth Industrial Estate, Rochester, Kent ME3 9NZ

Yard totalling approximately 0.347 acres

- Open storage accommodation
- Water and power available
- Good access for HGVs
- Transport links to M2 and M25

### Location

Kingsnorth Industrial Estate is located on the northern outskirts of the Medway Towns immediately adjacent to the Kingsnorth Power Station. The site benefits from fast and convenient access to the motorway network by the dualled A228 and A289 connecting the site to the M2 at Junction 1 approximately 5 miles. The M25 can be reached within 15 minutes.

### Description

The Estate is in close proximity to Kingsnorth Power Station with a selection of yards providing open storage accommodation. The site being offered comprises a level, concreted yard secured with pallisade fencing all around to create a secure site. Services are available.



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### Accommodation

The property has the following approximate areas:

Yard - 0.347 acres (15,115 sq ft)

### Terms

Available to let for a term to be agreed with the landlord.

### Rent

£35,000 per annum plus VAT.

### Service Charge

Service charge is payable for maintenance of common parts.

### VAT

All rents and service charges are subject to VAT at the prevailing rate.

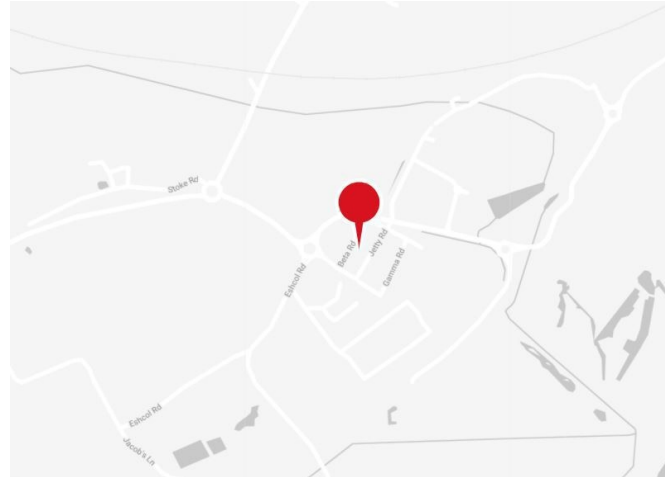
### Business Rates

Each party to pay their own legal costs.

### Planning

Interested parties are recommended to make their own enquiries to the local authority. Enquiries should be addressed to the duty planning office at Medway Council.

### Location Map



### Business Rates

Interested parties are advised to verify exact rates payable with Medway Council.

### Energy performance certificate

Not applicable.

### Next steps...

For further details on these and many other available properties please contact:



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05-Jun-2023  
AK010691/3