

OPEN STORAGE YARD, OLD RIDES FARM, EASTCHURCH, KENT ME12 4BD



**LEVEL OPEN STORAGE YARD
WITHIN GATED COMPLEX
APPROX. 0.7 – 2.00 ACRES
(0.28 – 0.81 HECTARES)**

TO LET

LOCATION

Old Rides Farm is located immediately to the south of the B2231 Leysdown Road to the south east of Eastchurch, approximately 5 miles to the east of the A249 dual carriageway and Sheppey bridge.

The M2 (J5) is approximately 11 miles to the south west, the M25 (J2) 33 miles to the west and Central London approximately 50 miles, to the north west.

For location click link or copy & paste

<https://w3w.co/tomato.divisible.breezy> to your browser

DESCRIPTION

The available site provides open storage opportunities. Salient features are as follows:-

- Mainly level site
- Gated farm complex
- Compacted aggregate/road planning surface
- Concrete estate road
- Flexible lease terms available
- Available immediately
- Opportunities from 0.7 – 2.00 acres
- Loading/unloading services (available by separate negotiation)
- Local transportation services (available by separate negotiation)
- Good access to Sheerness Port, A249 and M2 (J5)
- Potential for office accommodation to be available on the complex

ACCOMMODATION

The site has the following areas:-

	Acres	Hectares	Status
Site 1	0.7	0.28	Available
Site 2	1.3	0.53	Available
Total	2.0	0.81	Available

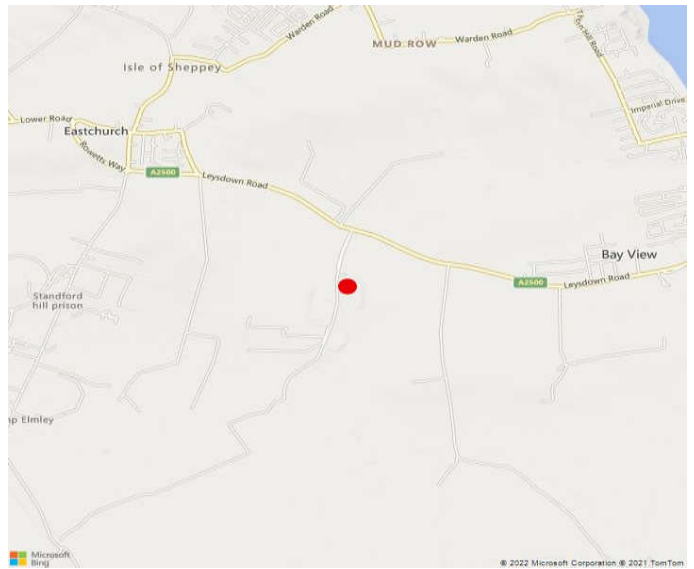
TERMS

The sites are available individually or as a whole on new leases, with terms to be agreed.

RENT

The sites are available at a quoting rent of £1.75 per sq. ft. per annum exclusive, assuming a 5 year lease term.

LOCATION PLAN



SERVICE CHARGE

Details available upon request.

VAT

Payable on all sums to the landlord.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill - 07764 476915

richardturnill@watsonday.com

James Clement – 07843 190283

jamesclement@watsonday.com

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

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