

**4 RAILWAY STREET INDUSTRIAL ESTATE
RAILWAY STREET, GILLINGHAM, KENT ME7 1YQ**



LIGHT INDUSTRIAL/WAREHOUSE UNIT

2,380 SQ. FT. (221.1 M²)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Railway Street Industrial Estate is situated off Railway Street, on the eastern edge of Gillingham town centre. There is good access to the Medway Towns Northern Relief Road and from here to both junctions 1 and 4 of the M2 motorway, as well as the rest of the Medway Towns area.

DESCRIPTION

An industrial/workshop unit of traditional steel portal framing with elevations of brickwork and profile sheet metal cladding which is lined and insulated internally. Eaves height is approximately 5m. Access is via a roller shutter door to the front leading onto a concrete surfaced forecourt area. All mains services are available to the unit. A small office and separate male & female WCs are also provided.

ACCOMMODATION

Industrial/Warehouse unit
2,380 sq. ft. (221.11 m²)

TERMS

Available to let on a new lease for a term to be agreed on a full repairing & insuring basis

RENT

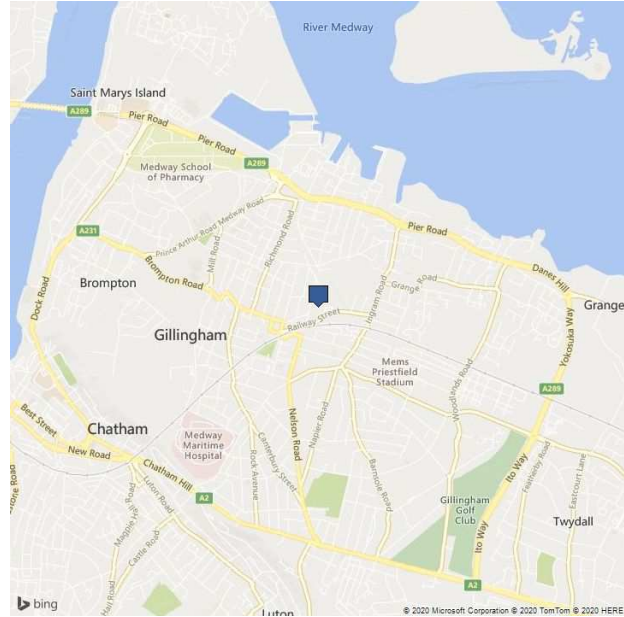
£22,500 per annum exclusive.

VAT

The property is elected for VAT which will be charged in addition at the prevailing rate

SERVICE CHARGE

An estate service charge is payable as a contribution towards maintenance and upkeep of the common parts of the estate.



BUSINESS RATES

The unit has been assessed for business rate purposes as follows:-

Warehouse & Premises Rateable Value £16,000

EPC

The unit has been rated Band D (92). Energy Performance Certificate available upon request.

LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Ian Gutteridge

0634 668000

iangutteridge@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

