

Yard At Station Road, Rainham, Gillingham, Kent, ME8 7PS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- £15,000 Per Annum
- 4,292 Sq Ft (0.098 Acres)
- Good Motorway Connections.
- Suitable For A Variety Of Business

Yards
Available
4,292 Sq Ft (398.73 Sq M)

Location

The site is situated in a densely populated residential area on Station Road in Rainham, just off the Rainham High Street and the A2 London Road, which provides direct access towards the Medway towns & J4 of the M2 motorway. Rainham Railway Station is just 0.4 miles away also providing main connections to Central London.

Description

To Let – Storage Yard with 3 phase electricity Available in Town Location

The site is situated in a densely populated residential area on Station Road in Rainham, just off the Rainham High Street and the A2 London Road, which provides direct access towards the Medway towns & J4 of the M2 motorway. Rainham Railway Station is just 0.4 miles away also providing main connections to Central London.

The site comprises a secure gated storage yard and includes an existing workshop building to the rear. The approximate dimensions are set out below:

Accommodation

The site comprises a secure gated storage yard with 3 phase electricity and includes an existing workshop building to the rear. The approximate dimensions are set out below:

Area	Sq Ft	Sq M
Yard Size	4,292	396
WorkShop	377	35
Site Dimensions	22m X 18m	396

Terms

To take a new lease by negotiation.

Guide Price / Rent

£15,000 Per Annum Exclusive

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

and Premises: £To be re-assessed

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

Awaited

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors.



Mr Marcus Monger

marcus.monger@sibleypares.co.uk

01622 673086



Thomas Langston

thomas.langston@sibleypares.co.uk

01622 673086



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.