

UNIT 3 Gads Hill Farm, Gravesend Road, HIGHAM, Kent

ME3 7NJ

LIGHT INDUSTRIAL/ WAREHOUSE UNIT

138.24 Sq M (1,488 Sq Ft)

TO LET



LOCATION

Unit 3, is located directly off the A226 Gravesend Road, Higham, just to the North of Strood, close to the junction with the A289 By-Pass. From where there is fast access to Junction 1, M2 and thereafter the M25, Dartford river crossing and the national motorway network. The Medway Town are just a short distance, whilst Gravesend is within close proximity.

DESCRIPTION

The unit comprises a modern industrial/ warehouse unit with the following features: -

- Clear frame span construction with a mono pitched roof, with translucent skylights
- Max 15ft Eaves height to front lowering to 11ft 7 to the rear
- Roller shutter loading doors to front with a max width of 12 ft
- Lighting has been fitted within the unit, and currently benefits from extensive racking which can be included if so required
- Likewise the property is Alarmed and benefits from BT Broadband, and single phase power
- Shared use of Toilet
- Parking to the front for a minimum of 3 motor vehicles

FLOOR AREA

138.24 Sq M (1,488 Sq Ft)

TERMS

The Unit is available on a new Full Repairing & Insuring Lease for a term to be agreed

RENT

£15,000 per annum exclusive of business rates, services and buildings insurance. Rent will be payable quarterly in advance. 3 Month rent deposit may be required depending upon covenant and status.

RATEABLE VALUE

£6,900. Current rate in the pound for 2022 /2023 49.9p

Therefore full year rates payable £3,443, however as the RV is less than £15,000 the rate payer is exempt from paying Business Rates

ENERGY PERFORMANCE RATING

An Energy Performance certificate is available upon Request

LEGAL COSTS

Each party is to be responsible for their own legal fees in connection with this transaction.

Viewing

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