

**2 SARACEN CLOSE
GILLINGHAM, KENT ME8 0QN**



MODERN INDUSTRIAL/WAREHOUSE UNIT

**8,763 SQ. FT. (814 M²)
INCLUDING 1ST FLOOR OFFICES**

TO LET



2 SARACEN CLOSE GILLINGHAM, KENT ME8 0QN

LOCATION:

Gillingham Business Park is one of the most popular business locations in North Kent immediately adjacent to the A2 and the A278 dual carriageway which gives direct access to the M2 motorway (Junction 4) approximately 2.5 miles distant. The M2 gives fast access to the national motorway network via the M25 and to the channel tunnel and ports.

DESCRIPTION:

A modern industrial/warehouse unit arranged as full height production/warehouse area together with a 2 storey section providing good quality offices. The offices have separate personnel access and car parking at the front. The main production area has a clear working height of approximately 6m and is fitted with overhead lighting and double goods loading doors leading onto the rear goods vehicle access/yard area.

ACCOMMODATION: (approximate gross internal)

Warehouse (including 1st floor offices) 8,763 sq. ft. (814 m²)

Externally: Allocated car parking spaces to both front and rear together with goods vehicular access and parking at the rear.

LEASE: A new lease is available on a full repairing and insuring basis for a term to be agreed.

RENT: £87,630 per annum exclusive.

SERVICE CHARGE: An estate service charge is payable as a contribution towards the upkeep and maintenance of the common parts of Gillingham Business Park.

BUSINESS RATES: We understand from the VOA that the current Rateable Value is £52,000.

EPC: The property has been rated Band C (74).

PLANNING: The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

LEGAL COSTS: Both parties' legal costs are to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION: Strictly via the joint agents:-



(Mark Coxon)



(Ian Gutteridge)

NOTE:

- Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 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;
- No person in the employment of Watson Day or Caxtons has any authority to make or give any representation or warranty whatever in relation to this property.

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