



**Sealeys**  
Walker ■ Jarvis

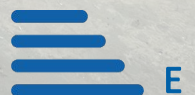
**(01474) 369368**



**Unit 6B, Nuralite Industrial Estate Canal Road**

Higham, Rochester, ME3 7JA

**£2,200 per calendar month PLUS VAT**



- Warehouse Unit With Office Space And Mezzanine
- Roller Shutter
- CCTV and ANPR Camera
- 4.4 Miles From A2
- Measuring A Total 2488SqFt
- 24/7 Access
- 2.4 Miles From Higham
- Monthly Rolling Agreements Available

#### RENT

£2,200 PER CALENDAR MONTH (£26,400 PER ANNUM) PLUS VAT

Business rates are included within the rent.

#### LOCATION DESCRIPTION

Canal Road, Higham lies 2.4 miles north-west of lower Higham with its train link to London. The A289, Wainscott Bypass is 4.3 miles to the east, whilst the A2/M25 is located 4.4 miles to the South, linking to the M25 and Dartford River Crossing.

#### PROPERTY DESCRIPTION

A Warehouse unit: 1674 SqFt

Storage room 1: 107 SqFt

Storage room 2: 66 SqFt

WC: 35 SqFt

Kitchen: 107 SqFt

Office 1: 168 SqFt

Office 2: 107 SqFt

#### CURRENT CLASS OF BUSINESS USE

Interested parties are advised to seek clarification of permitted use from the local authority.

#### AGENT'S NOTE

Monthly rolling lease available.

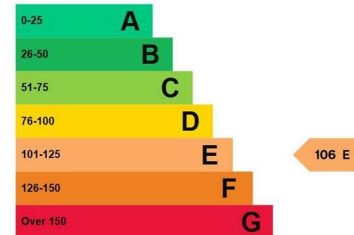
Ingoing tenant to pay £150 referencing fee.

Access to the site is via a roadway pass below a railway bridge of 4.1m height clearance.

## Floor Plan



## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

Sealeys Walker Jarvis  
184 Parrock Street  
Gravesend  
Kent  
DA12 1EN  
[www.sealeys.co.uk](http://www.sealeys.co.uk)



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