



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



## Unit 28C and Yard, Nuralite Industrial Estate

Higham, Rochester, ME3 7JA

**£4,000 PCM PLUS VAT**



- Warehouse Unit Measuring Over 3,000 SqFt
- CCTV and ANPR Camera
- 4.4 Miles from the A2
- Monthly Rolling Agreements
- Yard Space Totalling 4,395 SqFt
- 2.4 Miles From Higham
- 24 Hour Access
- B8 Storage and Distrubition

### Full Description

#### RENT

£4,000 PER CALENDAR MONTH (£48,000 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 storage unit: 3,058.34 SqFt (284.13 SqM)

Phase three electricity

Stairs leading up to mezzanine office space or storage:

Room 1: 196.76 SqFt (18.28 SqM)

Room 2: 103.22 SqFt (9.59 SqM)

Room 3: 164.25 SqFt (15.26 SqM)

Covered Yard: 700 SqFt (65.12 SqM)

Store: 378 SqFt (35.2 SqM)

Yard: 3,695 SqFt (343.33 SqM)

#### CURRENT CLASS OF BUSINESS USE

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

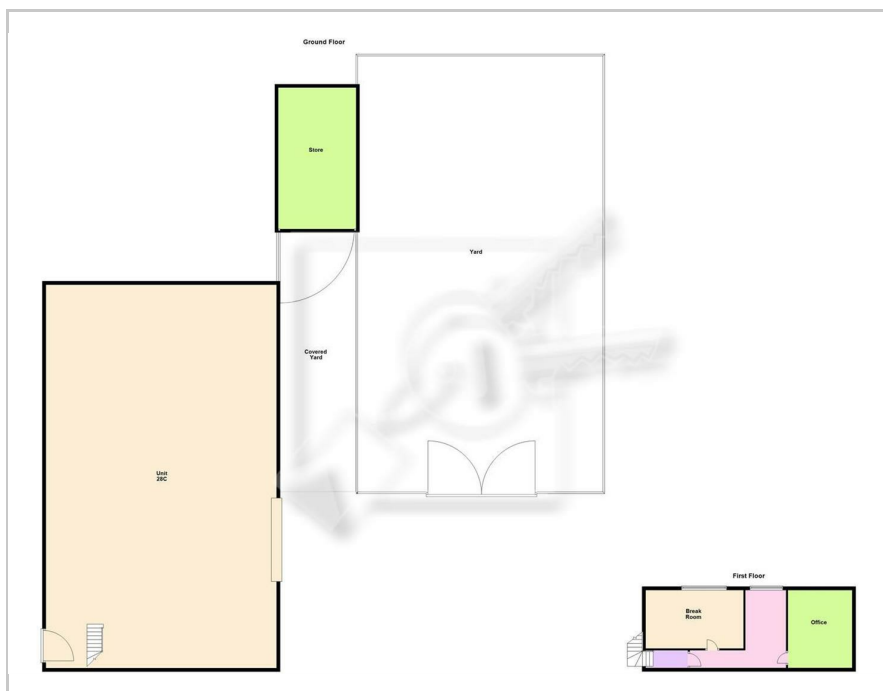
#### AGENT'S NOTE

Monthly rolling lease available.

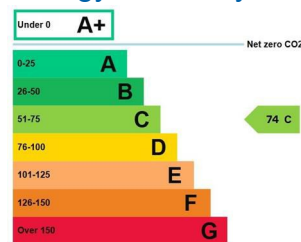
Ingoing tenant to pay £150 referencing fee.

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

### Floor Plan



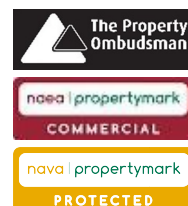
### Energy Efficiency Graph



### 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.

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