Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark COMMERCIAL

Unit 28a Nuralite Industrial Estate, Canal Road

Higham, Rochester, ME3 7JA

£2,000 PCM plus VAT

- Warehouse To Let
- 4.4 Miles to A2
- On Site CCTV/ANPR Cameras
- Monthly Rolling Agreement
- 2513 Sq Ft Unit
- 24 Hours Access
- WC
- B8 Storage and Distribution

Full Description

RENT

£2,000 PER CALENDAR MONTH (£24,000 PER ANNUM) PLUS VAT

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 with steps up to the unit, with concreted floor.
233.56 SqM (2513 Sq Ft). A WC is incorporated into this area.

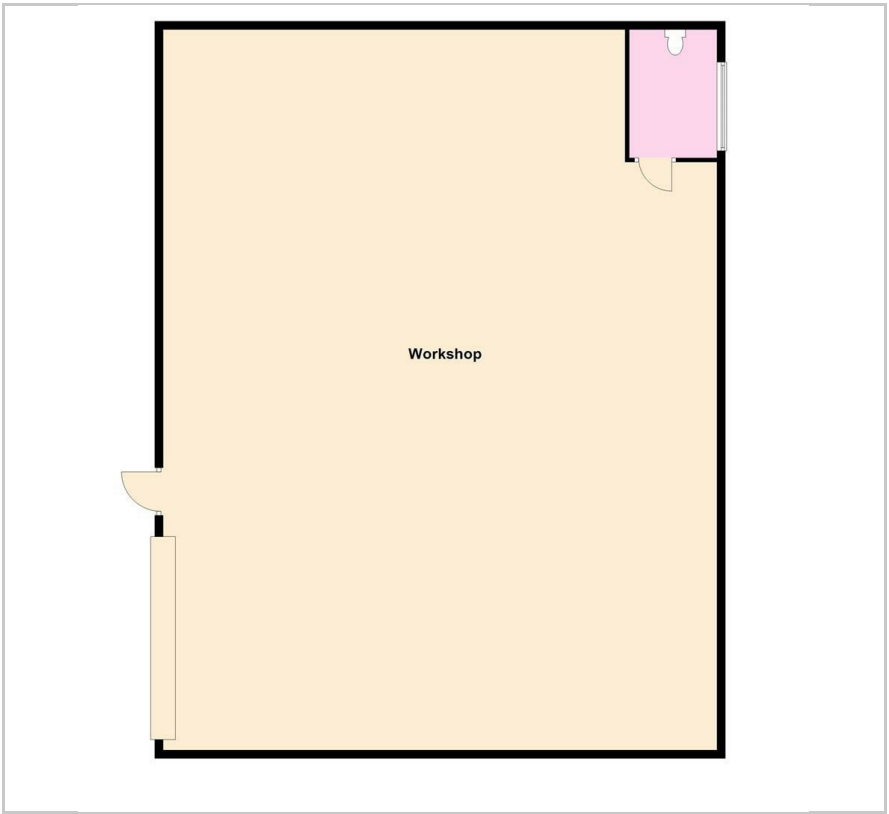
CURRENT CLASS BUSINESS USE

The Landlord has advised the current class of business use is B8 Storage and Distribution. Interested parties are advised to seek clarification of permitted use from the local authority.

AGENTS NOTE

Monthly rolling lease available.
Referencing fee of £150 payable by the ingoing tenant.
Access to the site is via a roadway pass below a railway bridge of 4.1m height clearance.

Floor Plan



Viewing

Please call our Commercial Department on (01474) 369368 or Email: 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

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. 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. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.