



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Yard 9, Nuralite Industrial Estate Canal Road**

Higham, Rochester, ME3 7JA

**£2,600 Per Calendar Month PLUS**

- Yard To Let
- 24/7 Access
- 24 Hours Access
- Monthly Rolling Agreement
- Measuring 9579 Sq Ft
- 4.4 Miles to A2
- On Site CCTV/ANPR Cameras
- B8 Storage and Distribution

## Full Description

### RENT

£2,600 PER CALENDAR MONTH (£31,200 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

An open storage yard measuring 9,579 Sq Ft enclosed by steel palisade fencing with electric and water. There are communal WCs on the estate.

### CURRENT BUSINESS RATES

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

### CURRENT CLASS OF BUSINESS USE

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

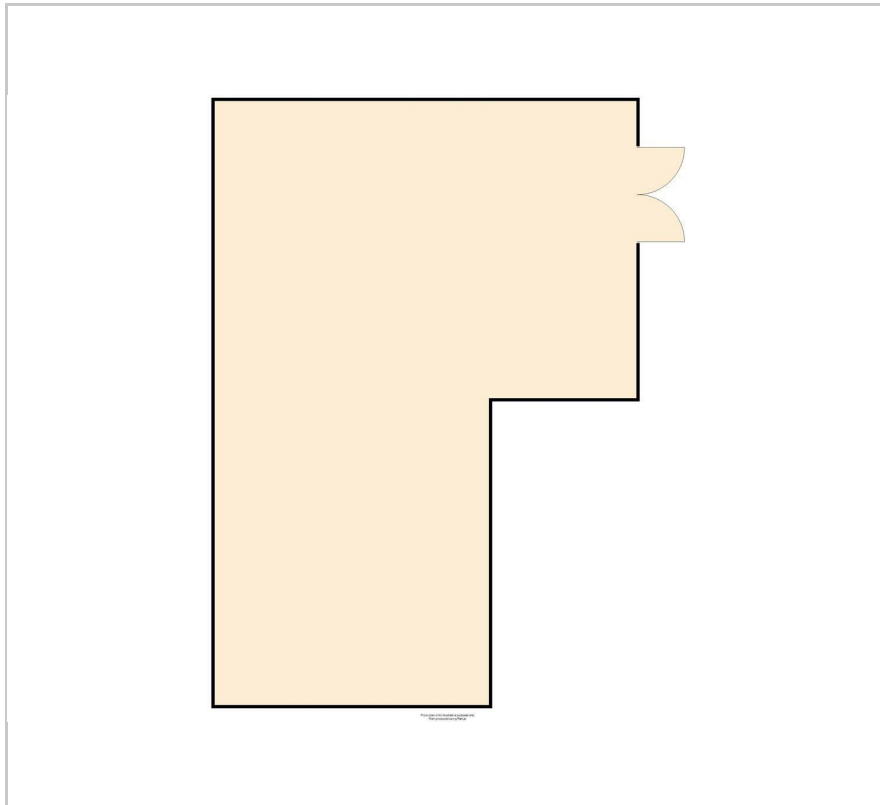
### AGENT'S NOTE

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](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)**



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.