



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.

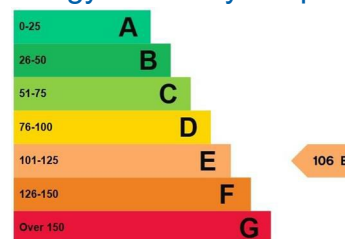
Ingoing tenant to pay £150 referencing fee.

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

Floor Plan



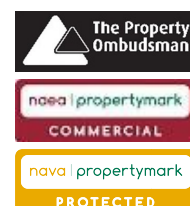
Energy Efficiency Graph



Viewing

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

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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.