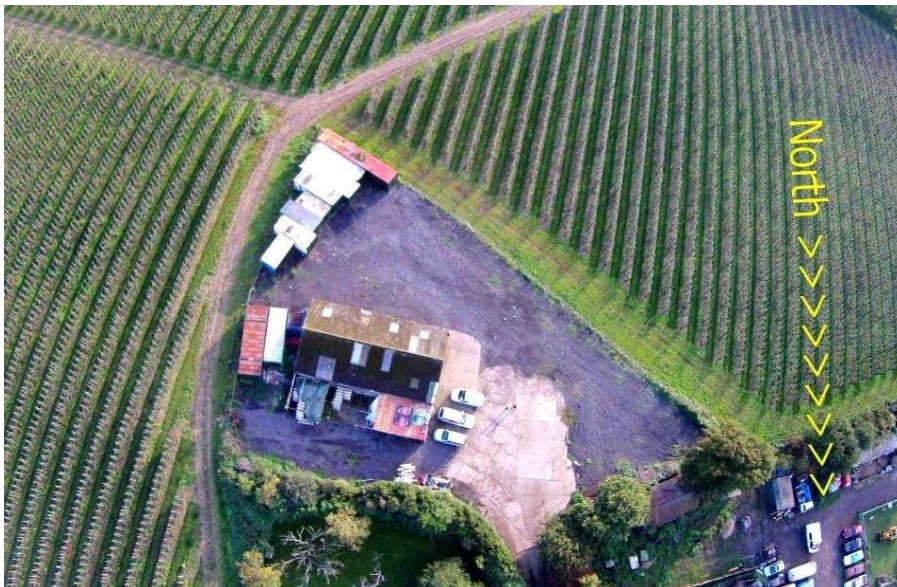


Titus Farm, Meresborough Lane, Rainham, Gillingham, ME8 8PR



**LARGE
INDUSTRIAL UNIT
ON APPROX
THREE QUARTERS
OF AN ACRE
FREEHOLD FOR
SALE**

**202.5 sq m
(2,180 sq ft)**

Location

Titus Farm is located on Meresborough Road in a rural village setting in Meresborough which is close to Rainham. The property benefits from good access along Meresborough Road to the M2 motorway via the Service Station and is also about 5 minutes away from the A2 in Rainham.

Description

The property is set on approx. three quarters of an acre and is a large industrial unit of brick construction below a pitched roof and overlooks fields to the rear. The property has the benefit of concrete flooring, a large loading door and strip lighting throughout. The property is accessed via a country lane opening up on to a large yard area offering a large turning circle for lorries.

The property is currently being occupied by a company that refurbish and repair hospital beds.

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants

Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG

Registered Number: 2492795



Accommodation

The property comprises the following, with approximate dimensions (areas are gross internal):-

Industrial Unit 2,180 sq ft 202.53 sq m

Land (approx) Three quarter acre

Key Features

- Plenty of Storage Land Approximately a Quarter of An Acre
- Concrete Flooring
- Strip Lighting
- Single Phase Electricity
- Rural Setting

Terms

The property is available for sale at a price of £250,000.

Planning

The prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

According to the Valuation Office Agency website the Rateable Value is £7,200. The Uniform Business Rate for the year 5 April 2016/2017 is 48.4p in the £. Certain reductions may be available. For a guide to business rates payable please see <https://www.gov.uk/introduction-to-business-rates>.

Legal Costs

Each party is to be responsible for their own legal costs.

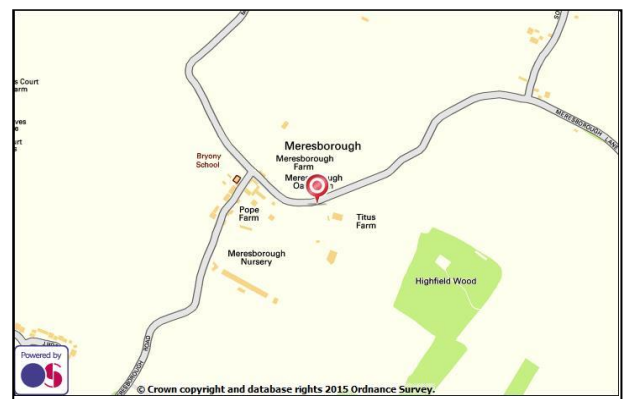
VAT

VAT is not applicable.

EPC

The property does not require an Energy Performance Certificate (EPC) because it is a non-residential agricultural building that doesn't use much energy.

Location Plan



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Viewing

By appointment with:

