

**YARD AT STATION ROAD, RAINHAM,
GILLINGHAM, KENT, ME8 7PS**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

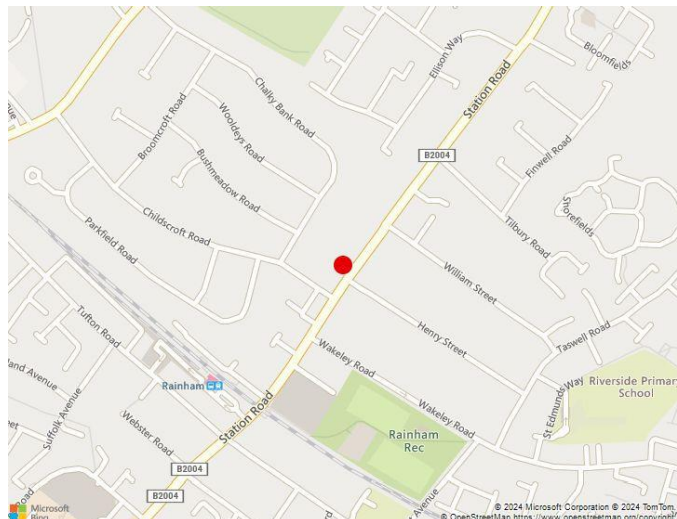


STORAGE YARD AVAILABLE TO LET

- £15,000 Per Annum
- 4,292 Sq Ft (0.098 Acres)
- Good Motorway Connections.
- Suitable For A Variety Of Business Uses.

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The site is situated in a densely populated residential area on Station Road in Rainham, just off the Rainham High Street and the A2 London Road, which provides direct access towards the Medway towns & J4 of the M2 motorway. Rainham Railway Station is just 0.4 miles away also providing main connections to Central London.

Description

To Let - Storage Yard Available in Town Location

Accommodation

The site comprises a secure gated storage yard and includes an existing workshop building to the rear.

The approximate dimensions are set out below:

Site Dimensions: 22m x 18m

Area	Sq m	Sq Ft
Workshop	35	377
Total Yard	396	4,292

EPC

Awaited

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Rateable Value

To be re-assessed

Rent/Price

£15,000 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing

Strictly by prior appointment through the agents:



Mr Marcus Monger

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Thomas Langston

thomas.langston@sibleypares.co.uk

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