

# Units & Yards To Let

**CORE**  
COMMERCIAL  
01892 834483



**Nuralite Industrial  
Estate, Canal Road,**

**GRAVESEND**

**Kent, ME3 7JA**

## Location

The estate is 3 miles north of the dualled A289 Wainscott Bypass and 4 miles from the M2 / A2 interchange, 13 miles east of the M25 junction. Lower Higham station is 1 mile away serving central London.

## Description

Basic workshops/storage units and yards within self contained secure site. 24/7 On-site Manned Security.

## Terms

To let on flexible terms. Rents include business rates, buildings insurance and service charge. All rents plus vat.

<b>Unit 18</b>	<b>£30,000 pa</b>
<b>Unit 9</b>	<b>£13,200 pa</b>
<b>Unit 20</b>	<b>£21,600 pa</b>
<b>Unit 17B</b>	<b>£18,000 pa</b>
<b>Yard 38</b>	<b>£20,400 pa</b>

## Accommodation

**Unit 18** - Warehouse & yard with 3 phase power, roller shutter door, eaves height 15ft

Ground **3,075 sqft**  
Yard: **6,455 sqft**

**Unit 9** - A workshop unit with 3 phase power, lighting and roller shutter.

Ground **1,068 sqft**  
First **47 sqft**  
Total **1,115 sqft**

**Unit 20** - Unit with double doors, three phase power and lighting.

Total **423 sqft**  
Yard **6,928 sqft**

**Unit 17B** - New lighting, 2 sets of double doors, w/c and Kitchen. 3 phase power.

**1,410 sqft**

Yards - Type 2 Surfaced Yards with Steel Palisade Fencing With Large Double Gates.

**Yard 38 - 8,500 sqft**

Office suites and container storage units also available. Details available upon request.

**Units 500 - 3,500 sqft**  
**Yards 7,000 - 22,000 sqft**

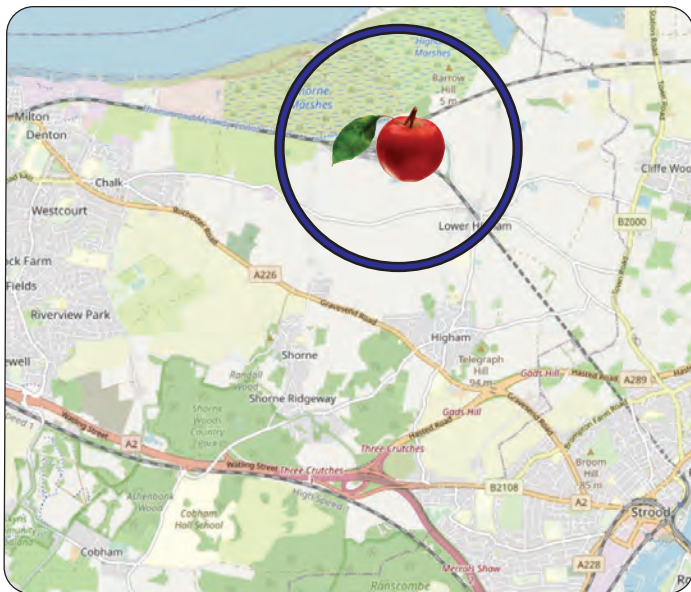




**Unit 18**



**Yard 38**



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Unit 9



Unit 9



Unit 20 & Yard



Unit 17B



Unit 17B