

# Industrial/Warehouse



Unit To Let

Unit 17, Cloverlay Industrial Park,  
Canterbury Lane,  
**RAINHAM** Kent ME8 8GL



**2,300 sqft  
plus mezzanine**

## Location

Rainham lies on the A2 midway between Gillingham and Sittingbourne. The A231 Medway Towns Northern Relief Road is 2.75 miles to the west which provides dual carriage access to the national transport network, J4 & J1 of the M2 motorway. Cloverlay Industrial Park is located on Canterbury Lane off Otterham Quay Lane.

## Description

A modern mid terraced warehouse/industrial unit of steel portal frame with profile steel cladding/brickwork and roof with roof lights. Benefits include Eaves height approx 19ft. Concrete floor, roller shutter door and glazed pedestrian entrance. Office/reception. 3 phase power. Disabled toilet and kitchen Mezzanine storage platform. The following approx floor areas are provided:

Ground Floor	2,320 sqft (215 sqm)
Mezzanine	360 sqft

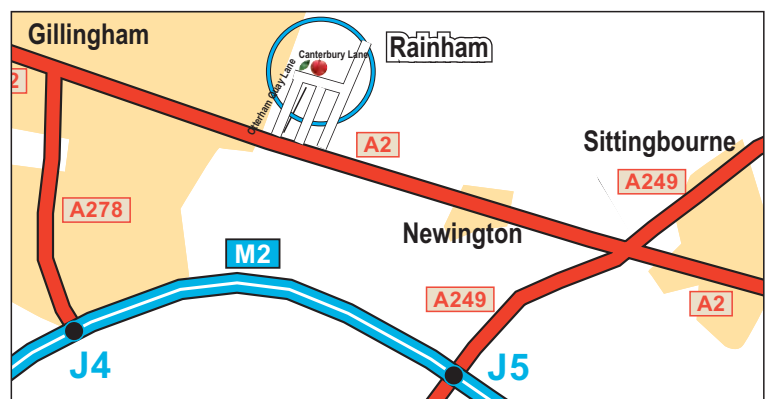
3 car parking spaces plus loading area

## Tenure

To let by way of assignment of the existing lease expiring July 2012. £10,000 pa (£4.35 per sqft). Rates payable £6,669 pa for 2009/10 - (RV £13,750)

## Contact

Neil Mason or David Marriott on 01892 834483  
[www.corecommercial.co.uk](http://www.corecommercial.co.uk)



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