

# Industrial / Warehouse



Unit To Let

2,525 sqft

Unit 1, Cloverlay Industrial Park,  
Canterbury Lane, off Otterham Quay Lane

**RAINHAM** Kent ME8 8GL

## Location

Rainham lies on the A2 midway between Gillingham and Sittingbourne. Situated about 0.7 mile east of Gillingham and 5 miles from junction 4 of M2 motorway.



**Yardage available**

## Description

A modern end of terrace unit with brick and profiled steel elevations. 19ft 9in eaves height (22ft 9ins peak). Attractive fully fitted reception and offices. Kitchen. Separate male and female / disabled toilets. 3 phase power. Mains gas. Warehouse lighting. Fully secure estate with CCTV.

Ground Warehouse	1,655	
Office	440	
First Office	430	<b>2,525 sqft</b> (235 sqm)

3 car parking spaces plus loading area. In addition there is plenty of on road parking and land opposite suitable for parking or open storage uses by separate negotiation.

## Tenure

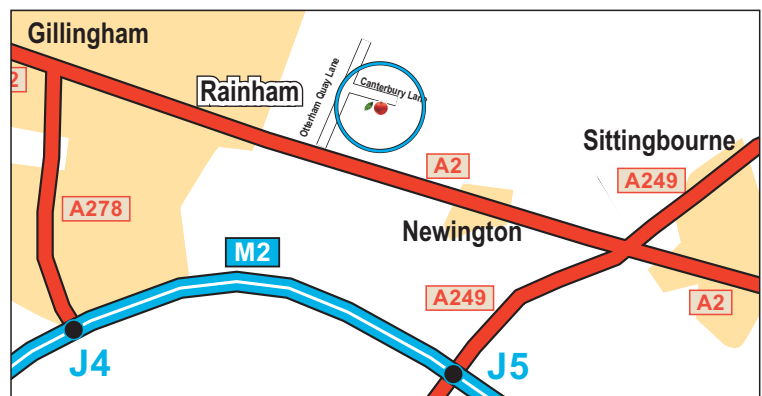
To let on a new lease at £13,450 pa exclusive (£5.33 per sqft) plus vat. Service and insurance £1,618 pa. Rates payable £5,954 pa for 2011/12 - (Rateable Value £13,750). Yardage available at £0.75 psf exclusive.

## Contact

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

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