

Industrial / Warehouse Unit To Let



Unit 1, Cloverlay Industrial Park
Canterbury Lane

RAINHAM

Kent ME8 8GL

Location

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

Description

A modern end of terrace unit with brick and profiled steel elevations. 19ft 9in eaves height (22ft 9in peak). Attractive fully fitted reception and offices. Kitchen. Separate M&F / disabled toilets. 3 phase power. Mains gas. Warehouse lighting. Fully secure estate with CCTV. 3 car parking spaces plus loading area.

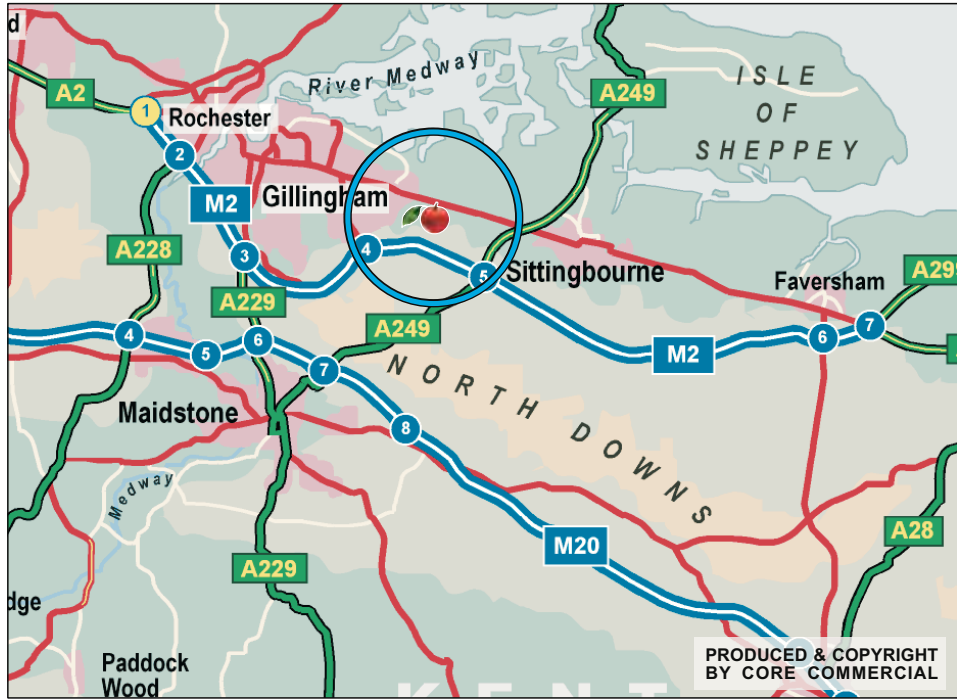
Ground	Warehouse	1,655
	Office	440
First	Office	430
Total	2,525 sqft	
	(235 sq m)	

Terms

To let on a lease of **£13,450 pa exclusive (£5.33 per sqft)** plus VAT. Rates payable £6,476 pa 2014/15 (Rateable Value £13,750). Available by way of assignment of existing lease to January 2021. There is a tenant only break in January 2018 on 6 months notice and payment of a 3 month rent penalty.



2,530 sqft



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