Warehouse / Workshop To Let

Unit 22, Craft Marsh Estate, Gas Road
SITTINGBOURNE
Kent ME10 2QB

RENT REDUCED!

Location
Situated close to the established Trinity Trading Estate with easy access to the dualled A249. Located just off Gas Road in an established industrial location. The height under the railway bridge has recently been increased to allow access for large lorries.

Description
A steel portal framed warehouse with steel cladding and roof light. Two roller shutter doors. Eaves height 20' (Peak 23'). 3 phase power. Sodium lights. 5 ton craneage. Covered storage / parking of 712 sqft. Small concrete yard
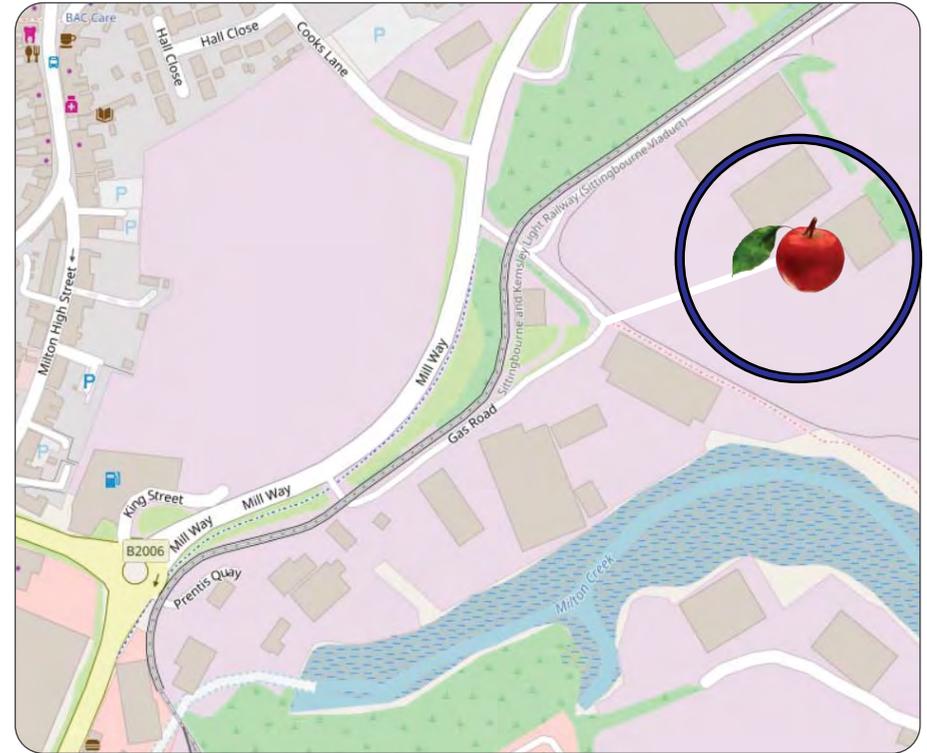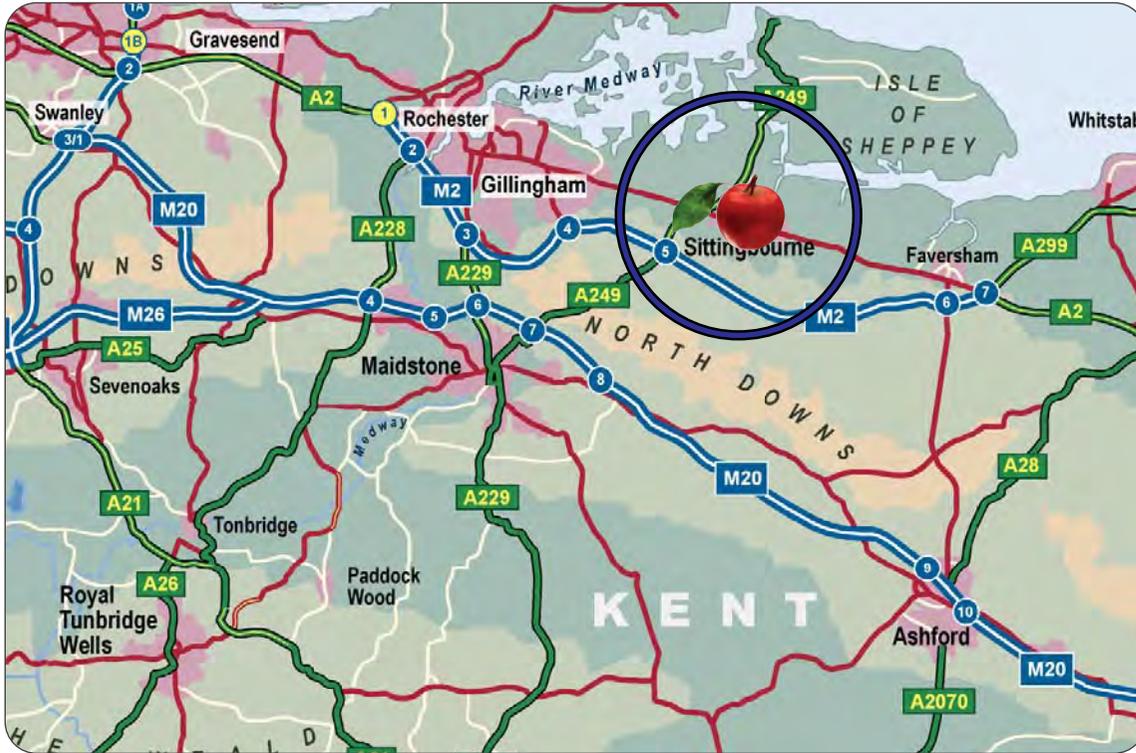
Workshop	8,999
Ancillary	678
Total	**9,677 sqft**

Terms
To Let at **£52,500** (£5.42per sqft), Rates to be re-assessed.

9,680 sqft

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Biffa Total site area
A 4218 sq m
1.04 Acres

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