

# Warehouse / Workshop To Let

**CORE**  
COMMERCIAL  
01892 834483 

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

## 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

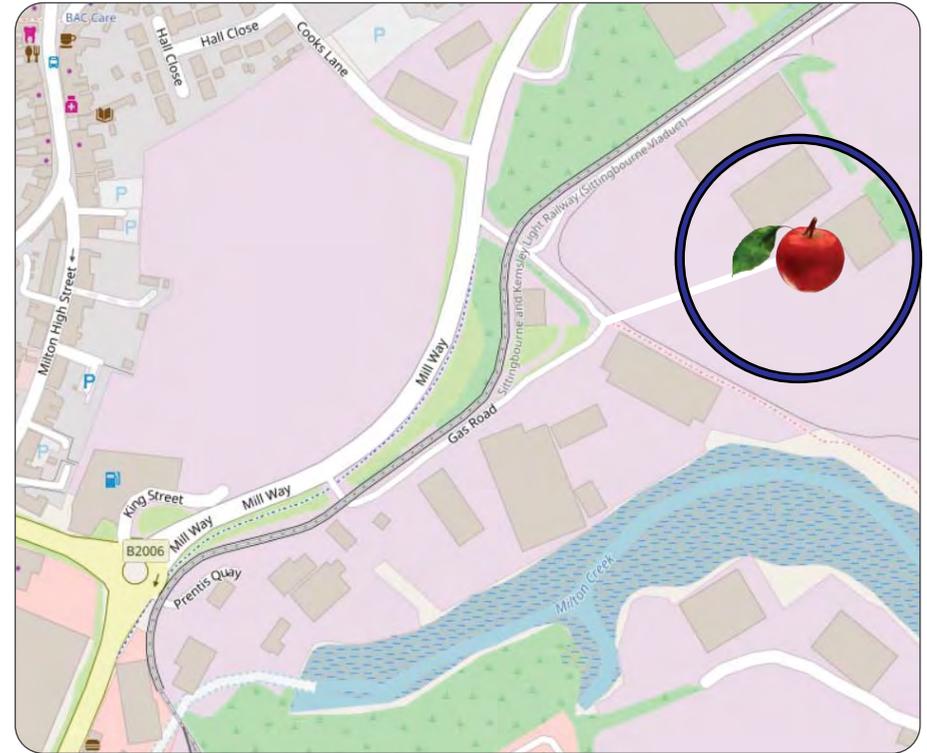
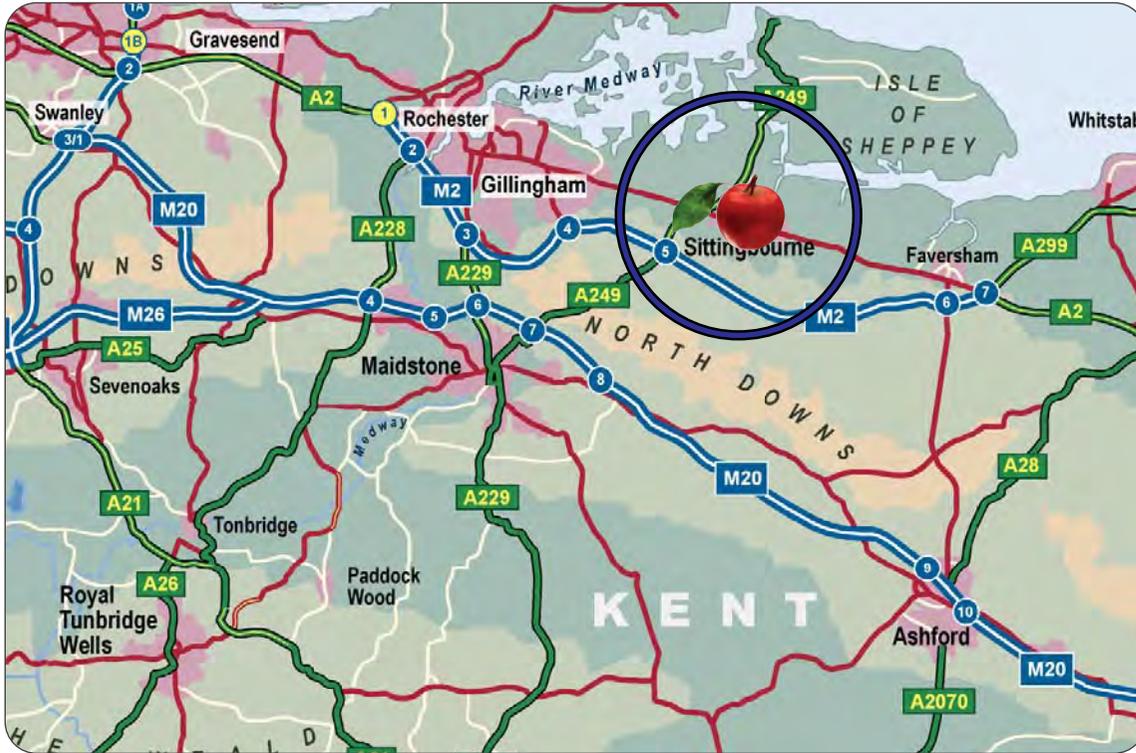
Workshop	8,999
Ancillary	678
<b>Total</b>	<b>9,677 sqft</b>

## Terms

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

**RENT REDUCED!**

**9,680 sqft**




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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.



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