

Warehouse / Workshop To Let



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

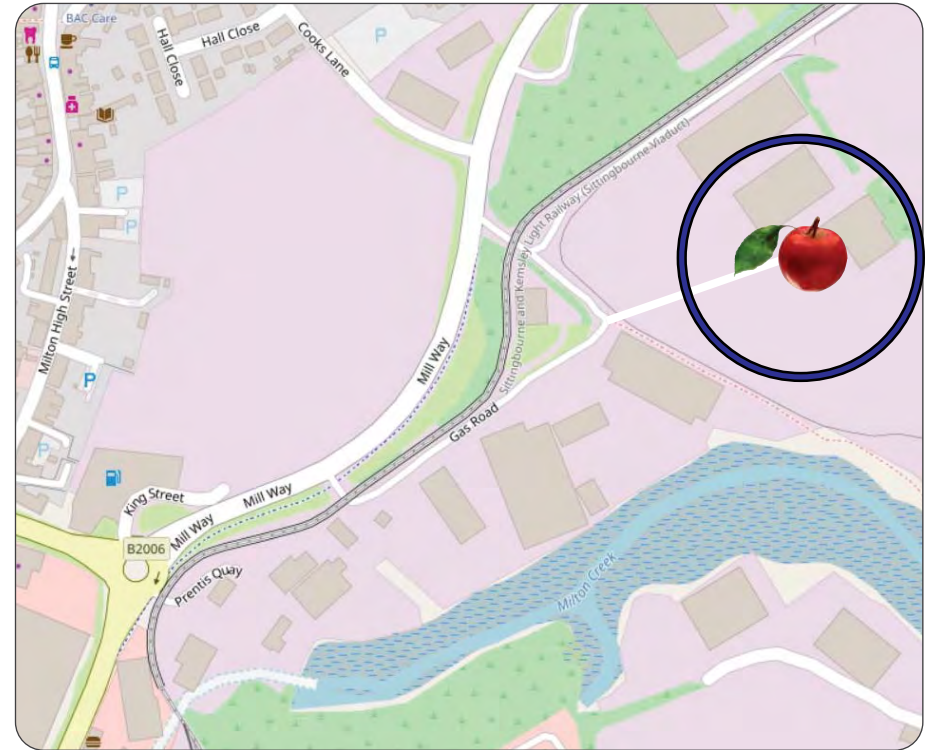
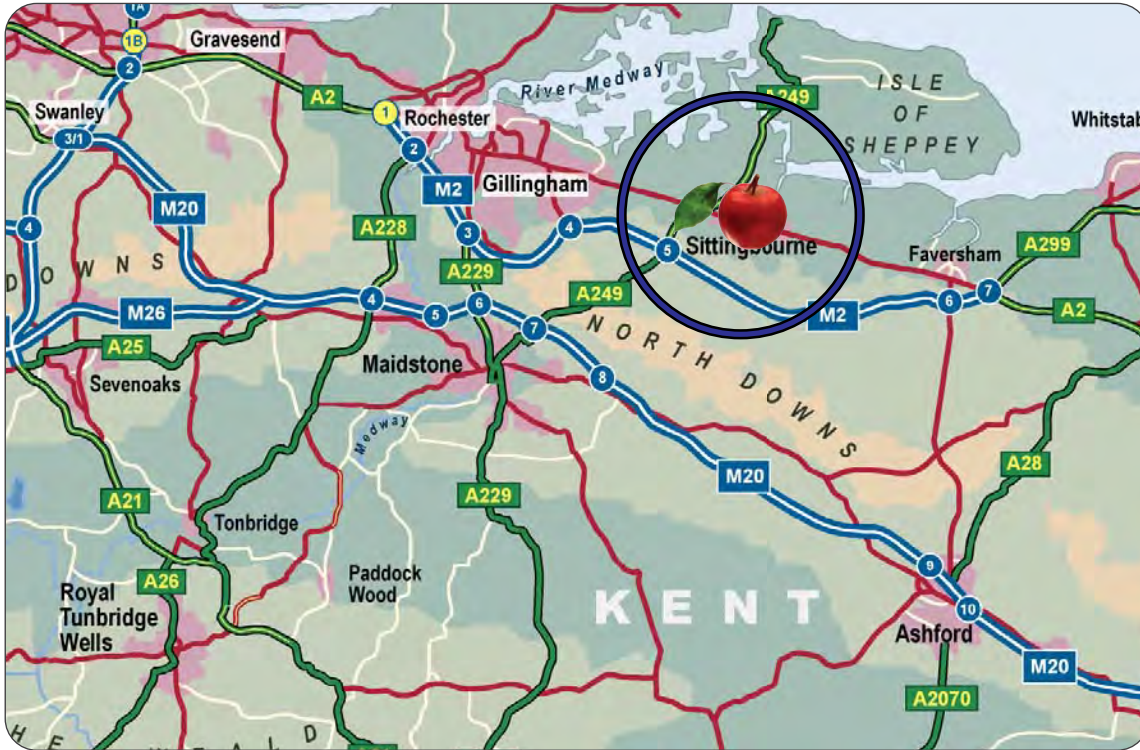
Workshop	8,999
Ancillary	678
Total	9,677 sqft

Terms

To Let at **£60,000** (£6.20 per sqft), Rates to be re-assessed.



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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