

Factory / Warehouse To Let



**Unit 2b, Steelfields
Owens Way, A209, Gads Hill**

GILLINGHAM
Kent ME7 2RT

Location

Situated north of Gillingham just off the A289 Chatham & Gillingham northern relief road linking from the junction 4 of M2 / Gillingham Business Park to Strood via the Medway tunnel.

Description

A high bay steel portal frame factory with ancillary building on a concreted yard. 37'6" (11.5m) eaves. Toilets. 3 phase power. Sodium Lights.

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|---------------|--------------|--------------------|
| Factory | 9,969 | |
| Offices | 406 | |
| Stores/office | <u>1,159</u> | 11,534 sqft |

Concreted yard **5,700 sqft**

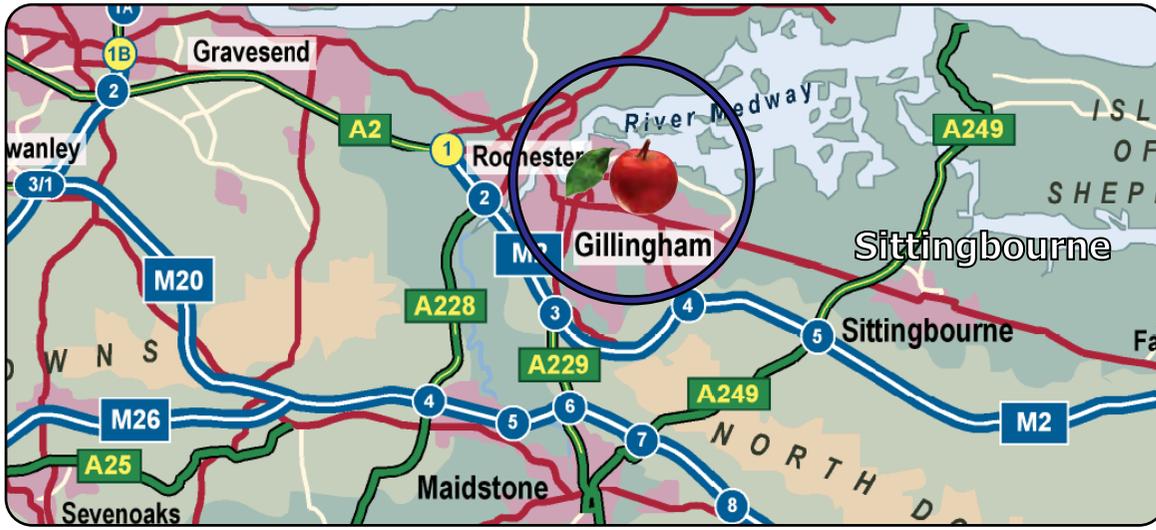
Additionally 2 cranes and first floor offices potentially available of 1,570 sqft.

Terms

To let on a new lease at **£79,500** per annum (£6.95 per sqft) plus vat. Share Rates Payable 2020/21 £20,210 (Estimated Rateable Value £40,500).



11,534 sqft




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