

# Warehouse & Yard To Let or May Sell



**Warehouse,  
Showroom & Office,  
Bredgar Road**

**GILLINGHAM**  
**Kent ME8 6PL**

## Location

Gillingham is situated about 35 miles south-east of London. Situated just off the dualled A289 to the East of Gillingham Town centre linking the Medway Tunnel (3 miles) to the M2 (4 miles).

## Description

A triple bay steel portal framed warehouse with integral showroom and offices to the front. Insulated corrugated cladding with 10% roof lights. Eaves height 11'8" (26'9" peak). Extensive paved yard and total secure site of approx 2 acres.

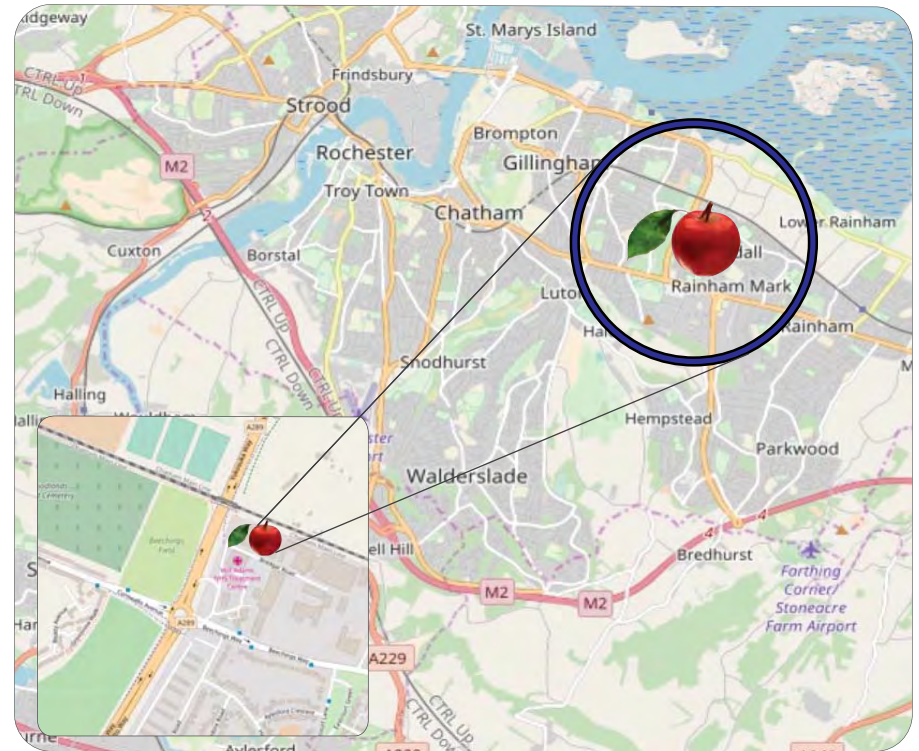
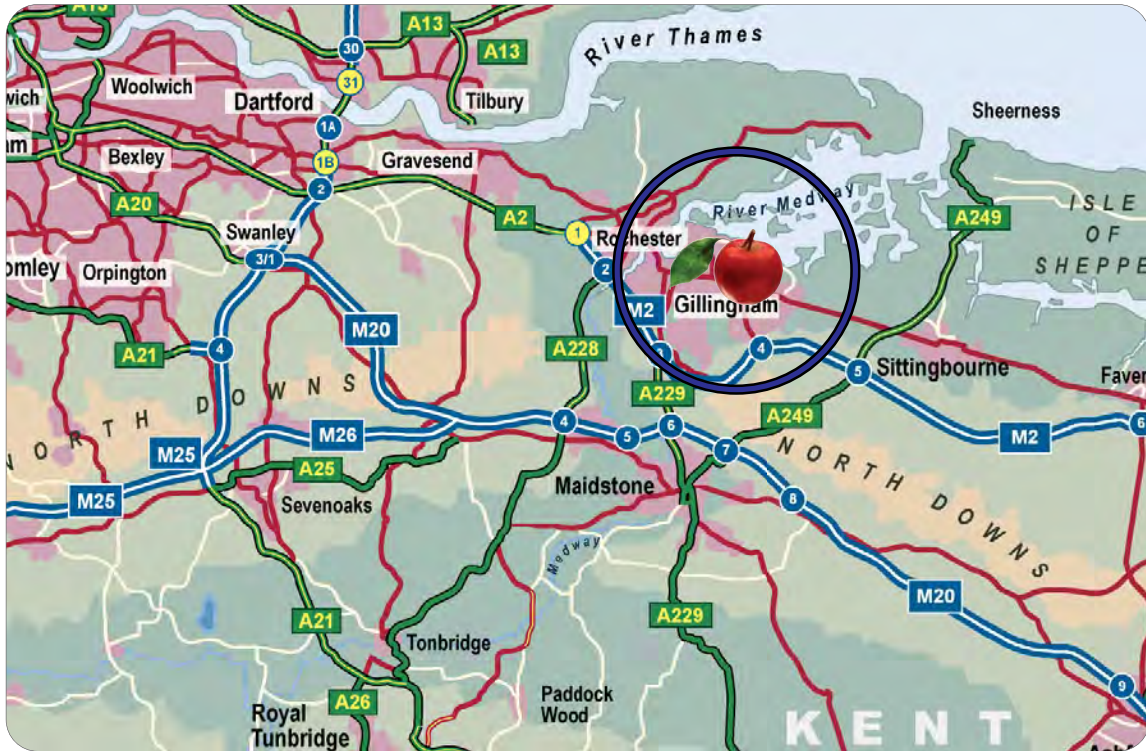
Ground showroom	9,040
Mezz offices	2,000
Warehouse	32,080
	<b>43,120 sqft</b>
	(4,006 sq m)

## Terms

To Let at **£6.75 per sqft** per annum plus vat.  
May sell freehold. Rates payable £59,653 pa  
for 2018/19 (Rateable Value £121,000).



**43,120 sqft**




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