

# 4 MEDWAY DISTRIBUTION CENTRE COURTENEY ROAD, GILLINGHAM KENT ME8 0RT



**TRADE/WAREHOUSE UNIT  
11,020 SQ. FT. (1,024 M<sup>2</sup>)**

**TO LET**

## LOCATION

The premises are located off Courteney Road a short distance from the Tesco superstore and adjacent to Bestway Cash & Carry, Delphi, Dobbies and KFC. Immediately adjacent are Jewson and Benchmarx.

The A278 runs parallel to Courteney Road and provides direct dual carriageway access to the A2 to the north linking the Medway towns whilst to the south J4, M2 is easily reached connecting to the remainder of the national motorway network.

For location click line or copy & paste to your browser

<https://w3w.co/archive.prouder.shops>

## DESCRIPTION

The unit comprises one bay of a 6 bay purpose built distribution facility. Salient features:-

- Loading access to the front via 2 dock levellers (ramp ensures ground level access)
- Personal door to the front
- Eaves height is approx. 6 metres
- Insulated roof & rooflights
- Office on the ground floor
- WC facilities
- Kitchen & staff area on the first floor
- Car parking and goods loading area

## ACCOMMODATION

Ground Floor	10,716 sq. ft.	(996 m <sup>2</sup> )
First Floor	304 sq. ft.	(28 m <sup>2</sup> )
<b>Total</b>	<b>11,020 sq. ft.</b>	<b>(1,024 m<sup>2</sup>)</b>

## LEASE

- Assignment of the existing lease expiring on 12/11/2026 at the passing rental of £90,976 per annum.
- A new lease may be available for a term of 10 years with a break at year 5 for a market rental to be agreed.
- Consideration may be given to a short term monthly letting/licence.

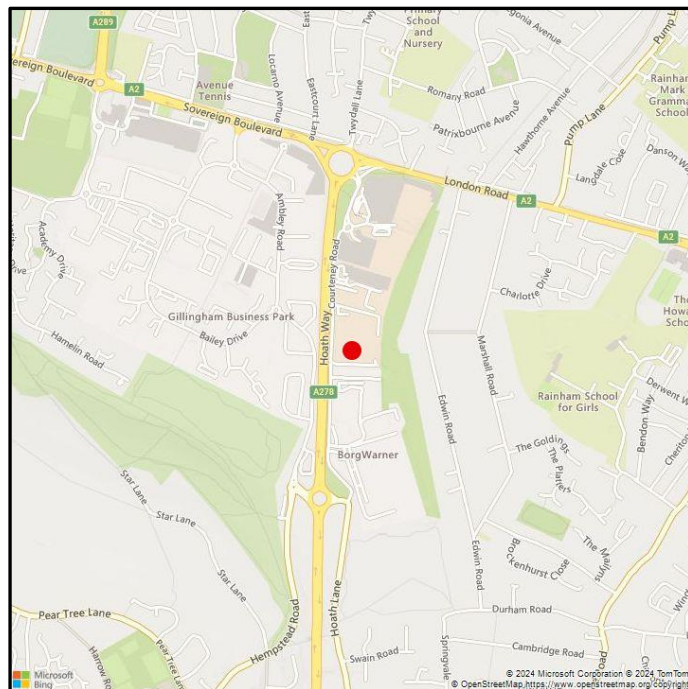
## VAT

We are advised the property is elected for VAT and therefore VAT will be payable.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## LOCATION PLAN



## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £92,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## ENERGY PERFORMANCE CERTIFICATE

Band E (102). Valid until 17/02/2031.

## VIEWING

Strictly by appointment via the joint agents:-

### WATSON DAY CHARTERED SURVEYORS

KEVIN DEMPSTER

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#### IMPORTANT NOTICE:

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**