

**1 AMBLEY GREEN
GILLINGHAM, KENT ME8 0NJ**



**SELF-CONTAINED
2 STOREY BUSINESS UNIT**

**9,312 SQ. FT. (865.1 M²)
PLUS EXCELLENT PARKING**

TO LET



1 AMBLEY GREEN GILLINGHAM, KENT ME8 0NJ

LOCATION:

Gillingham Business Park is one of the most popular business locations in North Kent immediately adjacent to the A2 and the A278 dual carriageway which gives direct access to the M2 motorway (Junction 4) approximately 2.5 miles distant. The M2 gives fast access to the national motorway network via the M25 and to the channel tunnel and ports.

DESCRIPTION:

Ambley Green is a business unit development consisting of 7 buildings constructed around a central courtyard. Unit 1 is a detached building enjoying high visibility to the main estate road on the Park. It provides fully fitted offices space at first floor level together with ground floor production/storage space. The ground floor could potentially be fitted out as offices if required by an occupier:-

- Suspended ceilings
- Carpeting
- Lighting
- Prominent reception area
- Solar tinted double glazed aluminium framed windows
- Gas fired central heating
- Full height glazed reception atrium
- Separate WC facilities on both floors
- Kitchen facility
- Passenger lift
- Up & over shutter door to the ground floor
- 46 on site car parking spaces adjoining the building

ACCOMMODATION: (All dimensions are gross internal)

<u>Ground Floor</u>	Workshops/Storage	4,687 sq. ft.	(435.45 m ²)
<u>First Floor</u>	Offices	4,625 sq. ft.	(429.65 m ²)
	Total:	9,312 sq. ft.	(865.10 m²)

Externally 46 car parking spaces

LEASE: A new lease is available for a term to be agreed on a full repairing and insuring basis

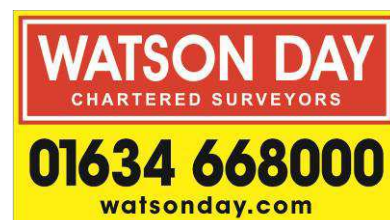
RENT: On application

EPC: The property has been rated Band D (79).

VIEWING & FURTHER INFORMATION: Via the joint agents:-



(Mark Coxon)



(Ian Gutteridge)

NOTE:

- i) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- ii) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- iii) No person in the employment of Watson Day or Caxtons has any authority to make or give any representation or warranty whatever in relation to this property.