



MEDWAY, KENT, ME8 0PZ

21A BAILEY COURT

36,200 sq ft (3,363 m²) modern industrial / warehouse unit

LORES



*Detached, headquarters warehouse /
production facility in landscaped grounds*

KENT'S **NUMBER ONE** PLACE FOR BUSINESS SPACE

21A BAILEY COURT

Modern industrial / warehouse unit - 36,200 sq ft (3,363 m²)

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 (J4) about 2.5 miles distant. The M2 gives fast access to the national motorway network via the M25 and to the Channel Tunnel and Ports.

Gillingham Business Park provides a carefully managed and secure business environment of over 150 acres and is home to a wide variety of office, technology, industrial and warehouse occupiers.

DESCRIPTION

Bailey Court is a development of two, self contained warehouse industrial units set within an attractive landscaped environment. Unit A provides the following features and amenities:

- Steel framed construction with 6m clear eaves height
- Twin roller-shutter loading doors with adjacent goods yard and loading area
- High quality, two-storey offices equipped with suspended ceilings, heating, perimeter trunking and carpeting
- Striking double-height entrance reception area
- Car parking for approximately 50 vehicles
- Heating and lighting throughout
- Ample toilet and staff amenity facilities

Misrepresentation Act 1967 - The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. May 2013.

ACCOMMODATION

(Approximate gross internal areas)

Ground Floor		
Production / warehouse	30,150 sq ft	(2,801 m ²)
Offices	3,025 sq ft	(281 m ²)
First floor		
Offices	3,025 sq ft	(281 m ²)
TOTAL	36,200 sq ft	(3,363 m²)

TERMS

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

RENTAL

Upon application.

VIEWING

Strictly via the joint sole agents:



Mark Coxon
mcoxon@caxtons.com



Ian Gutteridge
iangutteridge@watsonday.com

LEGAL COSTS

Both parties' legal costs are to be borne by the incoming tenant.

EPC

An Energy Performance Certificate is attached.

