

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994



TO LET

Industrial/Warehouse Unit

Industrial/Warehouse: c22,500 sq.ft (c2,090 sq.m)
With option of Gantry Cranes
Plus External Hard Standing/Storage.

Unit A, Steelfields Ltd, Owens Way, Gads Hill, Gillingham, Kent. ME7 2RT



LOCATION.

The unit is situated within the Steelfields complex at the north eastern end of Owens Way as shown on the plan below. It is well located with good and direct road connections both to the south past Gillingham Business Park to Junction 4 (M2) which provides direct access to the M25, London and the north, whilst to the south is the Channel Tunnel and the Port of Dover. Heading west there is a dual carriageway to the Medway Towns, Medway City Estate and the M2, M25 and London.



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LOCATION PLAN

DESCRIPTION.

The property comprises a cathedral like steel framed industrial unit with a height of 40' (12 metres) to the eaves and 53' (16 metres) to the ridge. The walls are solid brick/block to approximately 10' and clad above to roof and walls partly with translucent, and partly with profiled, sheet panelling.

Access is provided via two doors approximately 24' (7.3 metres) wide and 24' (7.3 metres) high.

The unit was previously used for steel fabrication and the construction of heavy plant.

The unit has a concreted floor, four gantry cranes and high bay lighting.

There is a 200amp 3 Phase ring main.

Additional workshop space and offices can be made available if required

Externally there is open storage /yard space by arrangement.

ACCOMMODATION.

Areas are gross internal and approximate:-

Ground Floor:

Workshops: c22,500 sq.ft (c2,090 sq.m)

Additional workshop, office and open yard by negotiation.

SERVICES.

There is mains three phase electricity, water and drainage.

PLANNING.

The unit is currently used for steel fabrication but could be used for a wide range of industrial and warehouse uses.

Prospective occupiers should make their own enquires of the local planning authority to establish whether their proposed use is permitted.

ESTATE SERVICE CHARGE.

There will be a service charge to cover any services that are not separately metered, such as maintenance and repair, insurance, business rates etc. The cost will reflect the amount of accommodation taken.

TERMS.

The premises are available to let for a term to be agreed.

The letting will not convey security of tenure.

RENT:

£67,500 (£3.00 per sqft) per annum, payable quarterly in advance.

VAT.

VAT is payable in addition to the rent and any other charges.

LEGAL COSTS.

Ingoing tenant to meet both parties legal costs.

VIEWING.

By appointment with Michael Parkes Surveyors.

Tel: 01634 294994
 Email: info@michaelparkes.co.uk
 Web: www.michaelparkes.co.uk
 Contact: Jeremy Wilton

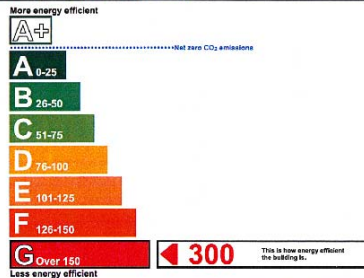
Energy Performance Certificate HM Government
 Non-Domestic Building

Unit A
 Steelfields Ltd
 Owens Way, Gads Hill
 GILLINGHAM
 ME7 2RT

Certificate Reference Number:
 9730-3047-0678-0900-6105

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Oil
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 2805
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 200.96

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007/2901 as amended.

Assessment Software: SULM UK v1.3.3 using calculator engine: SULM v4.1.a.6

Property Reference: 70619029600

Assessor Name: Matt Bight Accredited

Assessor Number: 9AVX025199

Accreditation Scheme: Technical Energy Services

Employer/Trading Name: Right On Homes

Employer/Trading Address: 85, Highgrove Road, Wolfenbuck, Chesham, West ME8 7SF

Issue Date: 09 Mar 2013

Valid Until: 06 Mar 2019 (unless suspended by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0870-0947-3588-0407-1008

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation schemes are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to lend trusted advisers who will occur to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills then sets so they are responsible for the payments.

To find out how you could use Green Deal Finance to improve your property please call 0800 123 1234.

Prepared March 2013

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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