



INDUSTRIAL/WAREHOUSE UNIT TO LET

2,297 sq ft (213.4 sq m)

LEASEHOLD

**UNIT 19 CLOVERLAY INDUSTRIAL ESTATE, CANTERBURY LANE,
OFF OTTERHAM QUAY LANE, RAINHAM, KENT ME8 8GL**

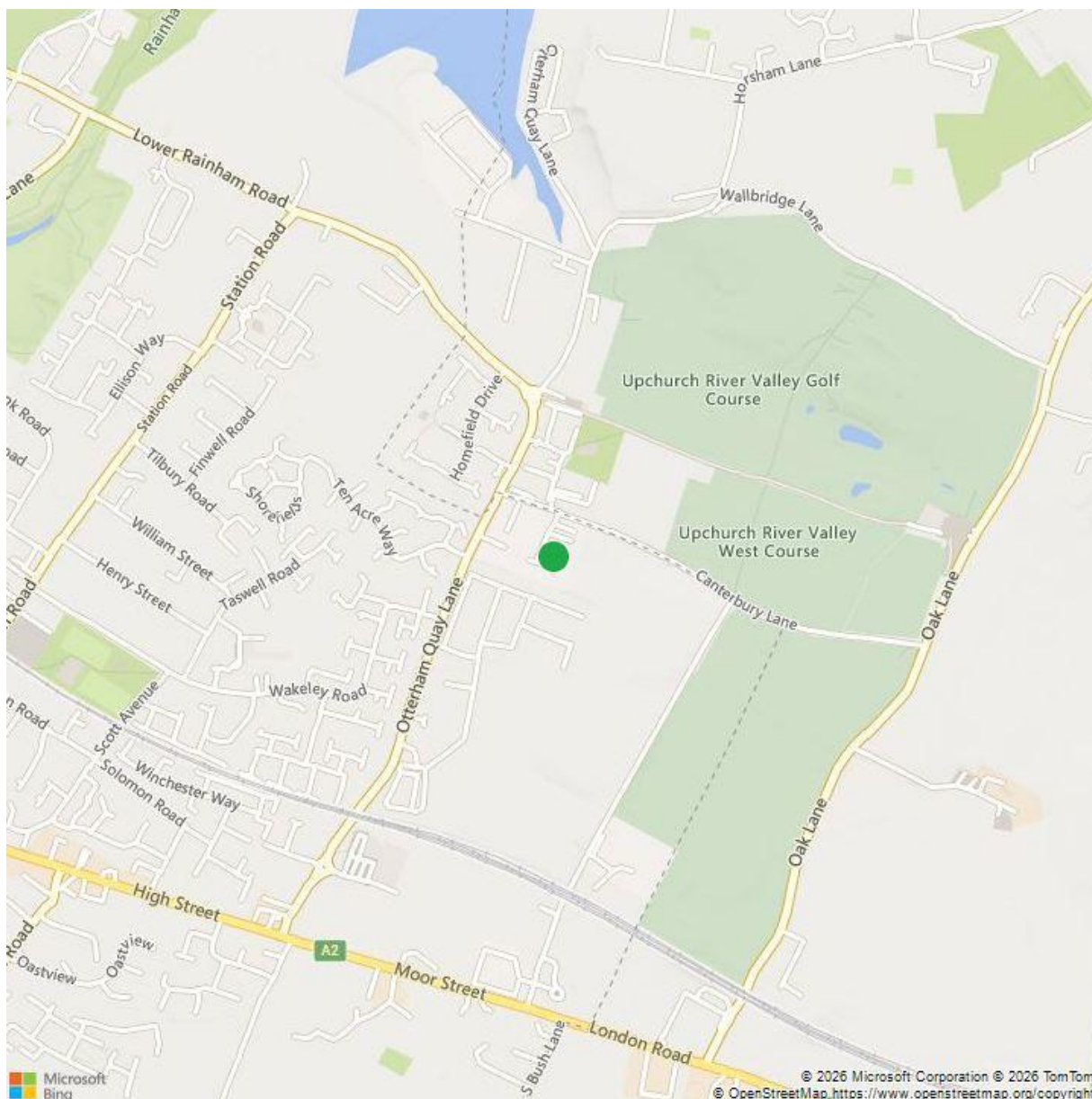
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LOCATION:

Rainham lies on the A2 midway between Gillingham and Sittingbourne. Situated about 0.7 mile east of Gillingham and 5 miles from junction 4 of M2 motorway.



DESCRIPTION:

A modern portal framed warehouse/industrial unit with profiled steel cladding/brickwork and roof lights. The unit benefits from a 20ft eaves height, 3 phase power, roller shutter doors and glazed pedestrian entrances. The unit includes a WC and office with kitchen facilities.

ACCOMMODATION:

All areas are approximate and gross internal:

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TERMS:

The property is to let on a 10 year full repairing and insuring lease.

RENT:

Unit 19: On Application

VAT is payable in addition to the rent.

LEGAL COSTS:

Ingoing tenant to be responsible for both parties legal costs.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Warehouse and Premises

Rateable Value (2026): £29,750

UBR in £ (2026-27): 43.2p

Please note this is not the rates payable, contact the Local Authority for further information.

EPC:

The EPC rating for this property is D (89) and is valid until 5th September 2029

Certificate number: 0560-0731-8069-5301-8006.

A copy of the EPC can be downloaded from Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

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Ref: 17/03/26 / PP / 3750

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