

## Sabre Court, Gillingham Business Park, Gillingham, Kent ME8 0QN



### Small Industrial/ Storage Units



Units from  
**58.62 sq m**  
**(631 sq ft)**  
(Subject to availability)

**TO LET - FLEXIBLE LONGER OR  
SHORTER TERMS AVAILABLE**

### Location and Description

Gillingham Business Park is one of the most popular business locations in North Kent, and is located about 2 miles north of the M2 motorway (Junction 4) and immediately adjacent to the A2.

Sabre Court is located at the heart of the Business Park and was completed in 1989. It provides a range of versatile industrial/storage units suitable for small or start-up businesses and capable of combination to accommodate the needs of expanding companies. Windows are installed at the front of the units to allow for the provision of office accommodation.

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that:

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants  
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Registered Number: 2492795



## Accommodation

The property comprises the following, with approximate dimensions (areas are gross internal):-

Unit:	Sq ft	Sq m
Unit 26:	1,088 sq ft	101.1 sq m

## Amenities

- \* Profile clad steel portal frame construction
- \* Roller shutter loading doors
- \* WC facilities
- \* Allocated parking spaces

## Terms

The units are to let, separately or in any combination, on new leases for a minimum term of 3 years. Service charge payable in addition for external repairs, estate landscaping and site security. Building insurance premium payable in addition. £500 + VAT contribution towards landlord's legal costs. VAT is payable on all rents and service charges. Tenants will be responsible for maintaining the interior of unit/s in full repair and decoration.

Incentive packages may be available, subject to lease terms and covenant.

## Rent and Service charge

Unit:	Rent pax	Service charge pa	Availability
26	£12,000	tbc	Available

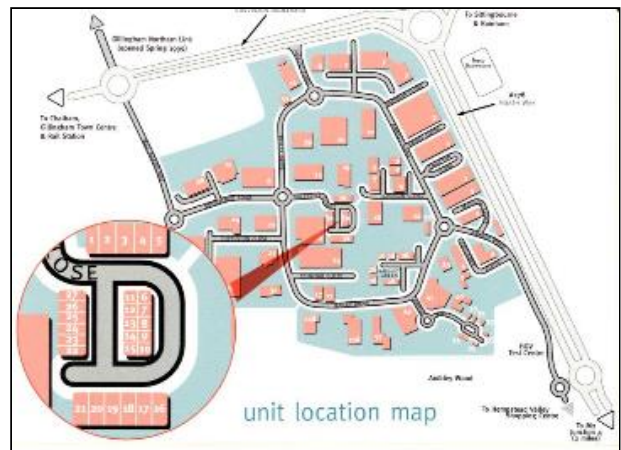
## EPC

26= Rating Band D-95

## Business Rates

According to the Valuation Office Agency website the Rateable Values are as follows: Unit 26 - £9,000. Certain reductions may be available. For business rates payable please see [www.gov.uk](http://www.gov.uk).

## Location Plan



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## Viewing

By appointment with the joint letting agents:



Mark Coxon:  
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