

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

UNIT 1B OLD RIDES FARM EASTCHURCH, KENT ME12 4BD



**HIGH BAY WAREHOUSE/STORAGE UNIT
22,708 – 35,000 SQ. FT.
(2,109.62 – 3,251.58 M²)**

TO LET

WATSON DAY
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01634 668000
watsonday.com

LOCATION

Rides Farm is located immediately to the south of the B2231 Leysdown Road to the south east of Eastchurch, approximately 5 miles to the east of the A249 dual carriageway and Sheppey bridge.

For location click line or copy & paste to your browser

<https://w3w.co/unframed.promising.symphony>

DESCRIPTION

The available unit provides warehouse storage opportunities. Salient features are as follows:-

- Portal frame, clear span warehouse
- 8.3m eaves height (7.1 – 7.6m clear internal)
- GRP translucent roof lights
- Power floated concrete screed floor
- Two large electrically operated steel roller shutter doors
- Capped utilities
- Accessible location, close to A249 dual carriageway
- Flexible lease terms available
- Gated site
- Up to 2 acres of adjacent open storage available by separate negotiation
- Available Spring 2025

ACCOMMODATION

The unit has the following gross internal areas:-

Section	Area M ²	Area Sq. Ft.	Status
A	2,109.62	22,708	Available Now
B	1,149.26	12,371	Available June 2025

TERMS

A new full repairing and insuring term to be agreed.

RENT

The unit is available at a quoting rent of £6.50 per sq. ft. per annum exclusive, assuming a 10 year lease term.

LOCATION PLAN



SERVICE CHARGE

Details available upon request.

EPC

The unit is assessed as of low usage. An EPC Certificate is not required.

VAT

The unit is elected for VAT which will be charged on all sums due to the landlord.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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