

**Unit 4 5,265 sq.ft.**

**Michael  
Rogers**



**TO LET**

**Prominent Office / Warehouse Unit**

**Galley Hill Trading Estate, Swanscombe DA10 0AA**

# Description

The Galley Hill Trading Estate offers Warehouse or Industrial accommodation within a secure CCTV monitored estate. This mid terraced unit is of brick construction under a shallow pitched steel portal framed roof. The ground floor warehouse with a roller shutter door is accessed from the rear loading yard. The offices are separately entered from the front reception with frontage to London Road. The first floor offices have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution lighting, suspended ceiling.

- ❖ Fully fitted offices at first floor
- ❖ LED Warehouse lighting
- ❖ Kitchenette facility
- ❖ Male / Female WC
- ❖ Three phase electricity
- ❖ Gas supply
- ❖ 5m Clear internal height
- ❖ Roller shutter loading door
- ❖ Secure loading yard
- ❖ Parking spaces to the rear of the unit
- ❖ CCTV Monitored Site

# Location

Galley Hill Trading Estate, is situated on London Road, Swanscombe A226. Junction 1 of the M25 approx. 2 miles to the east of the estate provides excellent access to the national motorway network. To the east of the Galley Hill Trading Estate Jct 1 of the M20 may be accessed at Chatham and via the A2 to Dover channel port.

Swanscombe railway station is adjacent to the estate, provides regular National Rail services to Central London (London Bridge ,Waterloo East & Charing Cross - 40 minutes),

# Accommodation

	Sq Ft	Sq M
Ground Floor	4,697	436.3
First Floor Office	568	52.8
<b>TOTAL</b>	<b>5,265</b>	<b>489.1</b>

Approximate gross internal area.

# Rates

Rateable Value: £61,000

# Terms

Available **TO LET**

# Legal Costs

Each party to be responsible for their own legal costs.

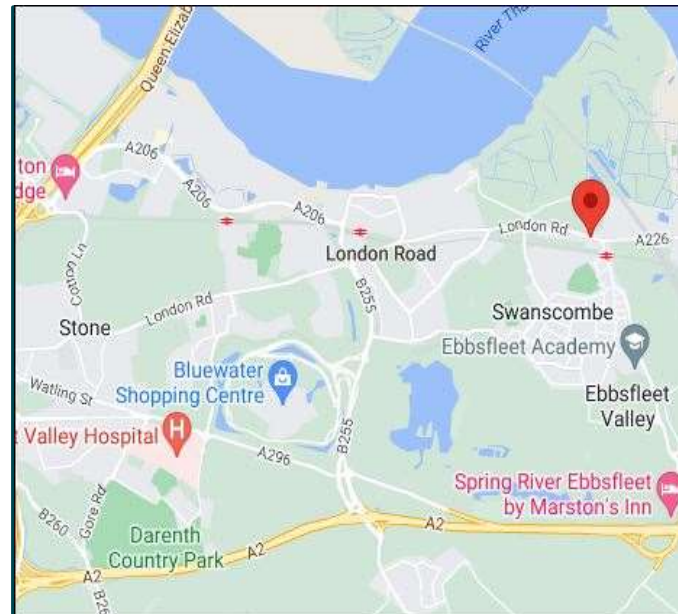
# EPC



Warehouse



First Floor Offices



# Contact



For further information, or to arrange a viewing, please contact.

**ROGER DUKE**

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