

# **BOWEN HOUSE INDUSTRIAL ESTATE BREDGAR ROAD, GILLINGHAM, KENT ME8 6PL**

**FOR SALE FREEHOLD**

**34,042 SQ FT (3,163 SQ M) SET ON 1.41 ACRES (0.57 HA)**



**INDUSTRIAL ESTATE WITH POTENTIAL COMPRISING 4 UNITS PLUS 3  
STOREY OFFICES SUITABLE FOR OCCUPATION, INVESTMENT OR BREAK UP**



View of Main Yard Area



Bowen House Offices



Internal View – Bowen House



Internal View – Unit 4



Rear Yard

## LOCATION:

The site is located on north side of the cul-de-sac, Bredgar Road, just off the A289 just east of Gillingham Town Centre set in predominantly industrial and trade counter area.

Bredgar Road is some 1.25 miles east of Gillingham town centre and 2.5 miles east of Chatham Town Centre and 7.75 miles north of Maidstone Town Centre. Access onto the M2 via Junction 4 is within 3 miles via the A278.

Bowen House Industrial Estate is situated on the north side adjoining MBS Gillingham with the established Invicta Business Park opposite.

## DESCRIPTION:

The property comprises a roughly square site with an L shaped block of 4 industrial units and a 3 storey office building. The main access to the central service yard/loading area serves all buildings with a secondary access serving the large rear yard (approximate size 0.2 acres). The industrial units are of steel portal frame construction set below a pitched asbestos roof with roof lights.

**UNITS 1-3** – comprise of 3 warehouse/workshop units each with their own loading doors (Height- Unit 1-6.8m, Units 2 & 3- 4.8m Width - Varies between 5.6m to 6.4m). Each has an eaves height of 6.8m. Units 1 & 2 are basic warehouse units with Unit 3 having a 2 storey office facility. There is sodium lighting to all. There are 5 ton cranes to Units 1 & 3- not tested or used currently. The 3 units use the shared toilet facilities in the ground floor of Bowen House.

**UNIT 4** - comprise a lofty warehouse with eaves height of 9.5m with loading door to shared yard (width 5.8m height 7.9m) and toilet facilities. There is an overhead gantry crane 6.3 tons which is currently being used. There are translucent panels to side elevation.

**BOWEN HOUSE** comprises a detached three storey office building with staircase serving each floor with ground floor ladies toilets and first floor gentlemen’s toilets serving the office space on ground first and second floors. The far end of the ground floor of the building provides toilets facilities serving Units 1 , 2 and 3. The offices are double glazed throughout and have oil central heating distributed via panel radiators fluorescent lighting and a range of carpet and other floor coverings

**Ground floor** - comprises 7 partitioned offices off corridor together with fully fitted commercial kitchen and toilets.

**First floor** - comprises 12 partitioned offices off central corridor together with kitchen and toilets.

**Second floor** - comprises 3 partitioned offices off main open plan area together with kitchen/server room.

**ACCOMMODATION:** The property has been measured in accordance with the Code of Measuring Practice from the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Internal Basis, as set down below.

We have also measured the office building on a Net Internal Area which we state separately.

<b>Gross Internal Area</b>				
<b>Units</b>	<b>Floor</b>	<b>Use</b>	<b>Area (Sq Ft)</b>	<b>Area (Sq M)</b>
<b>Unit 1</b>	Ground	Warehouse	5,273	490
<b>Unit 2</b>	Ground	Warehouse	4,450	413
<b>Unit 3</b>	Ground	Warehouse	4,420	411
		Office	189	18
<b>Unit 4</b>	Ground	Warehouse	12,312	1,144
<b>Units 1 - 4</b>			<b>26,644</b>	<b>2,476</b>
<b>Bowen House</b>	Ground	Offices/Welfare/Stores	2,840	264
	First	Offices/Welfare	2,985	277
	Second	Offices/Welfare	1,573	146
<b>Bowen House</b>			<b>7,398</b>	<b>687</b>
<b>Total Gross Internal Area</b>			<b>34,042</b>	<b>3,163</b>

***The Net Internal Area of Bowen House***

<b>Total Gross Internal Area</b>	<b>5,938</b>	<b>552</b>
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**The entire property is set on approximately 1.41 acres**

**FEATURES:**

- Excellent location just 3 miles from junction 4 M2 via dual carriageway
- Opportunity for investors or occupiers to enhance asset
- Capacity to let up 4 industrial buildings and 3 storey offices
- High eaves height of 6.8m to 9.5m
- Cranes in 3 of the 4 units (only 1 currently in use)
- Two access points helping possible break up
- Well established industrial location
- Low site coverage
- FREEHOLD For Sale

**SERVICES:**

All mains services are provided, including gas and 3-Phase electricity.

**TENANCIES:**

Vacant other than short term letting in Unit 3 details available from Agents.

**EPC:**

TBA

**TERMS/TENURE:**

For Sale FREEHOLD under Title No. K111659

**For further information or to arrange a viewing,  
please contact Emma Handschuh or David McMeeking at:**

**McMEEKING CHARTERED SURVEYORS  
01322 303124**