

TRANSPORT YARD, FENN INDUSTRIAL ESTATE, FENN CORNER, ST MARY'S HOO, ROCHESTER KENT ME3 8RF

SELF CONTAINED FENCED AND GATED PURPOSE BUILT TRANSPORT YARD

TO LET 2.05 ACRES (0.83 HA)



LOCATION:

The property is located on Fenn Industrial Estate which is just off the A228 Ratcliffe Highway at Fenn Corner benefitting from being mid-way between Kingsnorth Industrial Estate and the Power Station and Thamesport.

The property is some 4 miles west of Thamesport/National Grid site on the Isle of Grain and 3 miles north east of Kingsnorth Industrial Estate and Kingsnorth Powerstation. Junction 1 M2 is some 8 miles to the south-east via the dual carriageway Wainscott Northern Bypass, giving access to the M25 and south to Dover and Ramsgate.

The property is set at the rear of Fenn Industrial Estate with its own gated entrance and views over surrounding farm land.

DESCRIPTION:

The property comprises a level fenced transport yard which has a quality tarmac surface constructed some 10 years ago at a cost of £400,000.

The site is accessed by metal gates with chain link fencing securing the site.

There is drainage to the site and T bars to part for the secure backing of trailers.



ACCOMMODATION: The property has been scaled from Land Registry title plans in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice;

SITE AREA	2.05 Acres	0.83 HA
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- FEATURES:**
- Established distribution location between Kingsnorth Industrial Estate and Thamesport.
 - Set on the established Fenn Industrial Estate.
 - Purpose built transport yard developed at £400,000 cost.
 - Gated and fenced yard.
 - Self-contained level tarmacadam surfaced drained yard.
 - New lease. Available from end March 2014.

SERVICES: Water and electricity available.

TERMS: TO LET ON A NEW LEASE ON TERMS TO BE AGREED.

**FOR FURTHER INFORMATION, AND TO ARRANGE A VIEWING,
PLEASE CONTACT EMMA HANDSCHUH OR DAVID MCMEEKING AT:**

**M^cMEEKING CHARTERED SURVEYORS
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