

TO LET

Open Storage Yard

0.5 - 1.03 acres (0.202 - 0.417 hectares)

Plot 2 Thameside Terminal

Salt Lane, Cliffe, Kent, ME3 7SU



- Secure self-contained yard
- Concrete hardstanding
- Palisade fence to the perimeter

- Gated access
- Mains power and water supplies
- Potential to split the site

KEMSLEY LLP
PROPERTY CONSULTANTS

www.kemsley.com

Kemsley LLP, 46 New Broad Street, London, EC2M 1JH

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Location

The property is situated at Thameside Terminal on Salt Lane in Cliffe, Kent. Cliffe is approximately 6 miles north of Rochester town centre and close to junction 1 of the M2 motorway, providing excellent connectivity to the wider road network. The site is also just 4 miles from the A289 Wainscott Bypass, offering fast access to the A2, M2 and M25 corridors. The site also benefits from close proximity to the proposed Lower Thames Crossing, which will link Kent and Essex via a new tunnel under the River Thames.

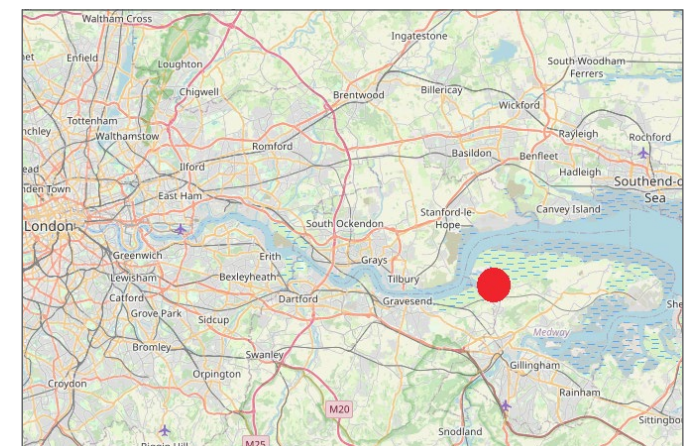
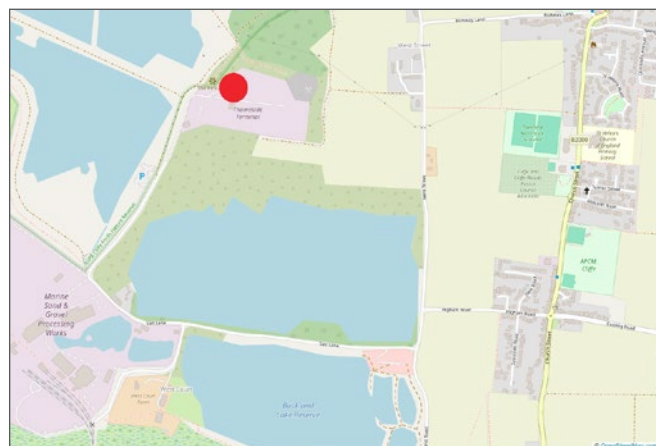
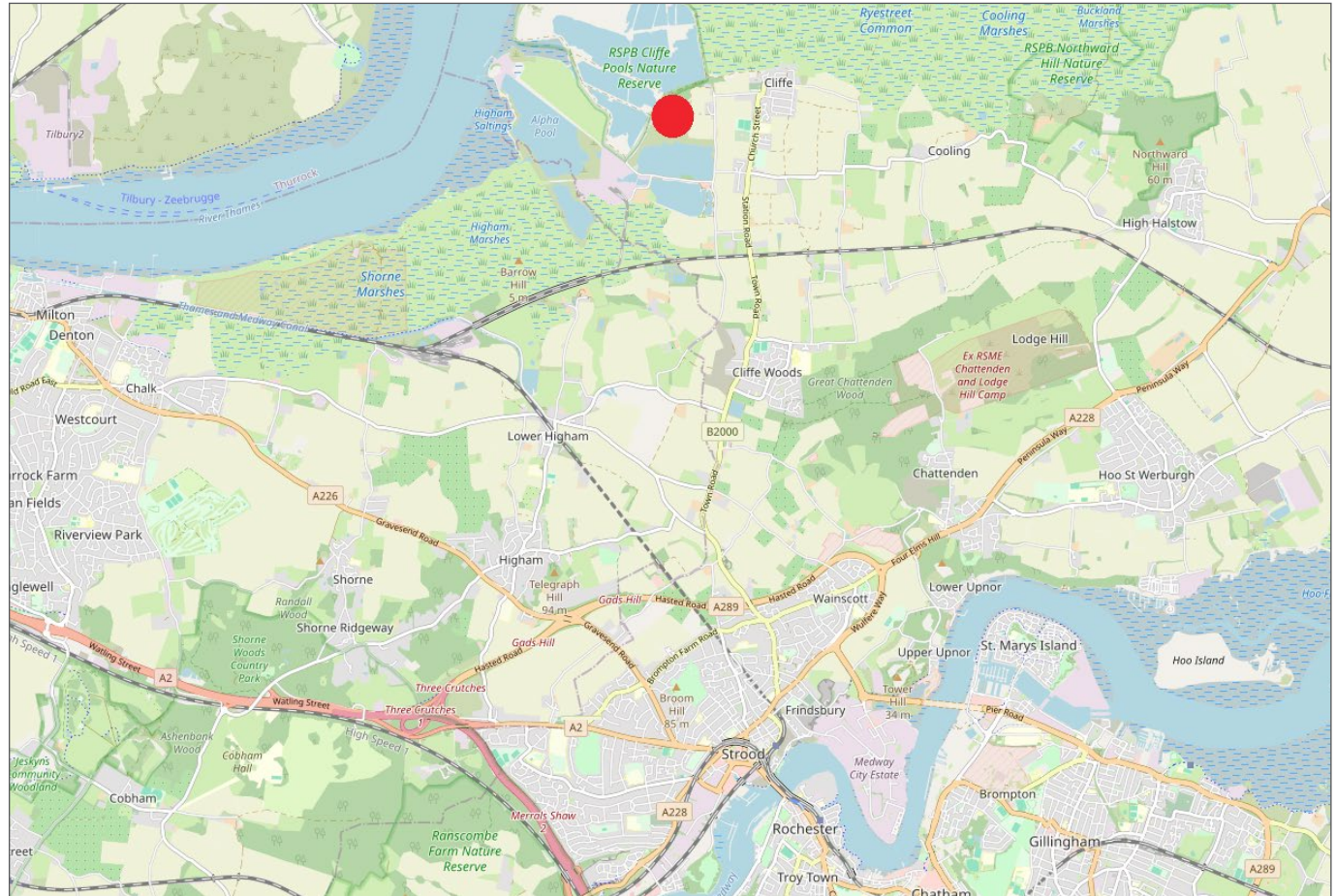
Thameside Terminal is accessed via the B2000, passing over the railway bridge, then via Rectory Road and Buckland Road to the very end of Salt Lane. This strategic location is ideal for businesses requiring proximity to major transport routes while benefiting from a secure and well-served industrial setting.

Description

The property comprises an irregular shaped open storage yard, laid to concrete hardstanding, and benefits from mains power and water supplies.

The site is self-contained and secured by way of palisade fencing to the perimeter, with gated access from Salt Lane.

If necessary, our client has indicated that they would be prepared to split the site in two, as shown indicatively on the aerial image.



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Accommodation

The site area is approximate and has been provided by our client, as follows:

Total = 1.03 acres / 0.417 hectares

It is possible to split the site from 0.5 acres upwards, as shown in the indicative aerial images.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Whilst the preference is to let the site as a whole, our client has indicated that they would consider a split.

Rent

Rent on application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.



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Business Rates

Interested parties are advised to make their own enquiries.

Legal Fees

Each party to bear their own legal costs incurred in this transaction.

Administrative Fee

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

Viewings and contact

All enquiries to be directed to the sole agents:

Ben Collins

Tel: 01708 759887 / 07740 565222

Email: ben.collins@kemsley.com

Kieran Conlan

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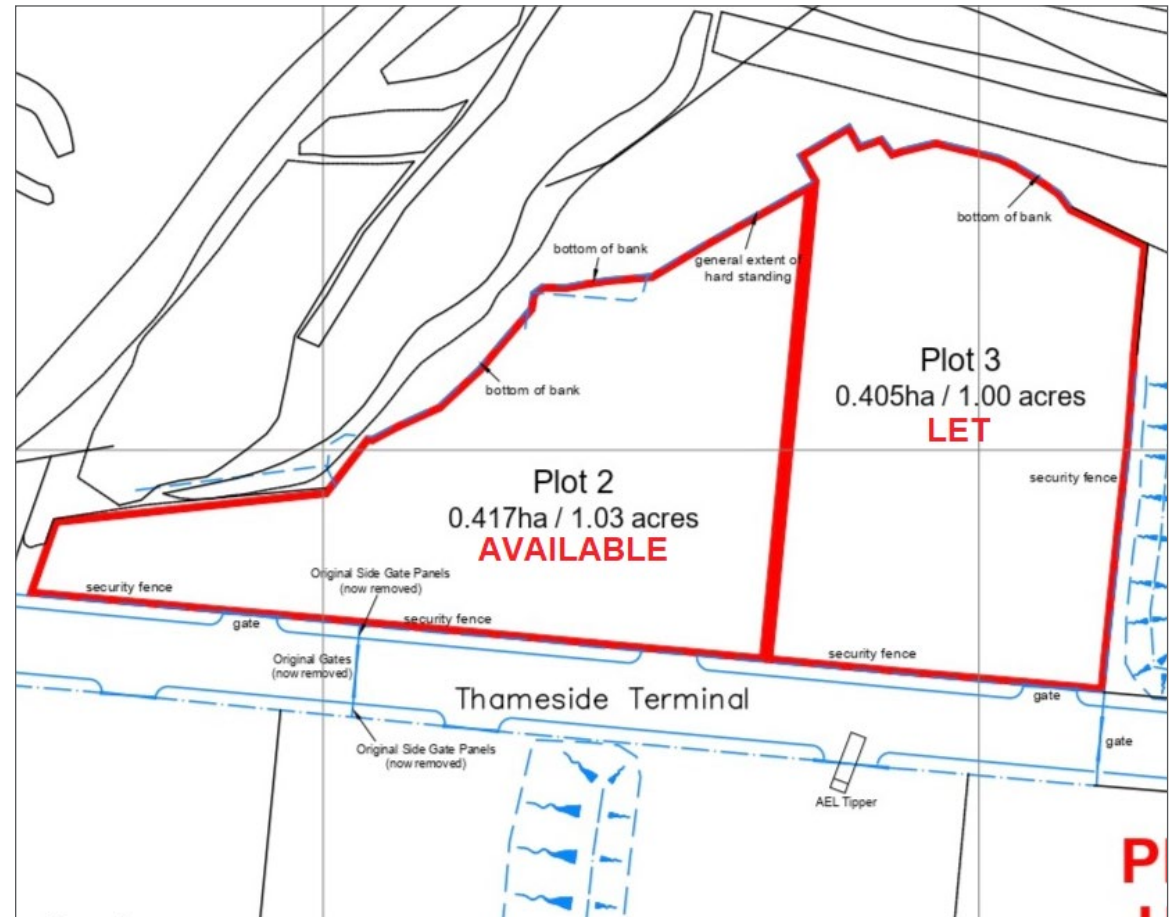
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