

TRADE WAREHOUSE/ FACTORY - **TO LET**



INDICITIVE IMAGE

Unit 4, Medway Distribution Centre, Courteney Road, Gillingham, Kent, ME8 0RT

1,023.8 sq m (11,020 sq ft)

- Comprehensive refurbishment – subject to planning permission
- Large yard to front
- 7m eaves height
- Excellent road connectivity



Location

Unit 4 is situated within Medway Distribution Centre on Courteney Road, forming part of an established industrial and distribution area to the north of Gillingham. The location benefits from strong road connectivity, with convenient access to the A289, linking directly to Junction 1 of the M2 motorway and providing onward connections to the wider motorway network.

The surrounding area is characterised by a mix of industrial, warehouse and trade occupiers, making it a well-established commercial location. The property is therefore well positioned for businesses requiring efficient access to the Medway towns, the wider Kent region and routes towards London.

Description

The property extends to approximately 11,020 sq ft GIA and is to undergo a comprehensive refurbishment programme. The works will include installation of new LED lighting, a new epoxy resin warehouse floor, redecoration of walls and steelwork, together with refurbished office accommodation and new WC facilities. The building already benefits from a recently replaced roof incorporating roof lights. The property provides an eaves height of approximately 7.0 m, rising to around 7.9 m at the apex.

As part of the refurbishment, the existing dock leveller doors will be removed and replaced with a conventional loading door, alongside the creation of a new main personnel/reception entrance. The external cladding is to be cleaned and redecorated, and the yard area levelled to improve both usability and overall appearance. The yard will provide parking for approximately 16 cars.

ACCOMMODATION

Ground Floor	10,716 sq ft	995.5 sq m
First Floor Office	304 sq ft	28 sq m

Tenure

The property is available to let on full repairing and insuring terms at an **initial rent of £132,240 per annum** exclusive of all other outgoings.

Rates

For information regarding business rates please visit Gov.uk.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

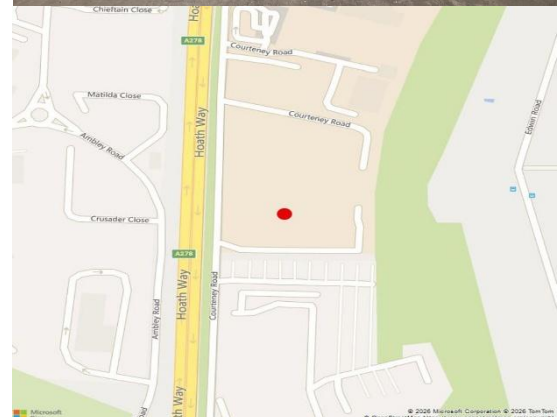
Each party is to be responsible for their own legal costs.

EPC

Currently E102. Targetting a 'B' rating post refurbishment.



INDICATIVE IMAGE

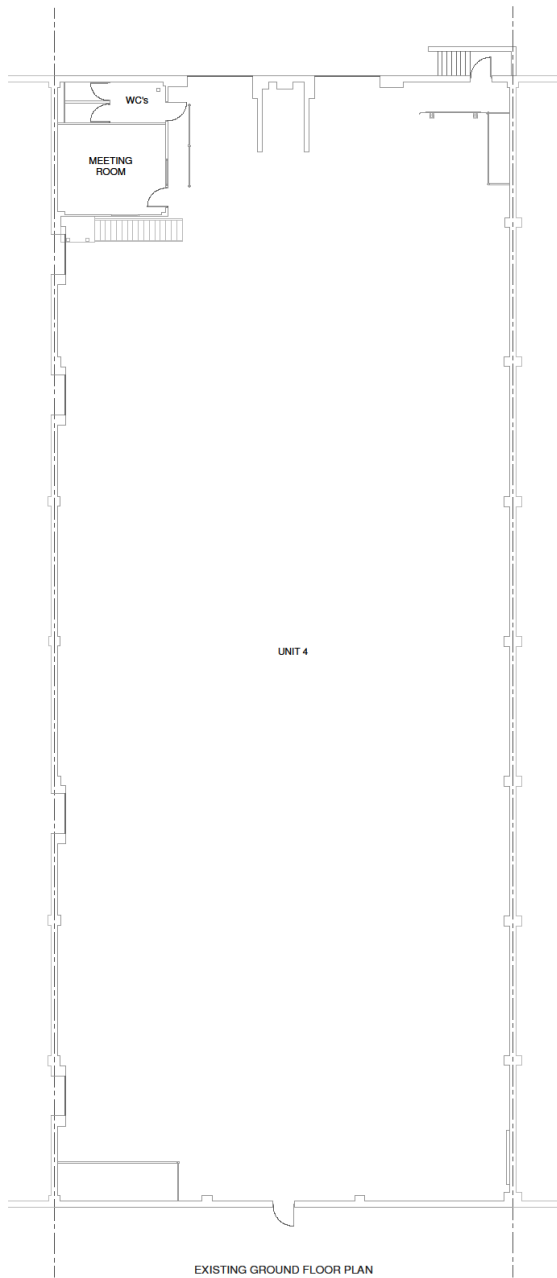


Viewing

By appointment, please contact:

James Squire
01622 2234886
07464 627302
jsquire@caxtons.com

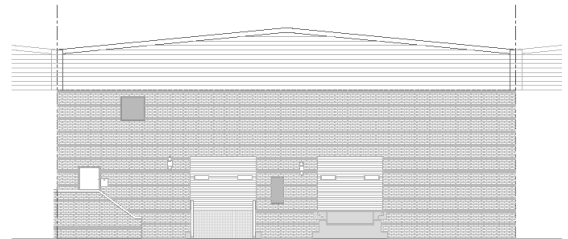
Mark Coxon
01622 2234886
07969 973809
mcoxon@caxtons.com



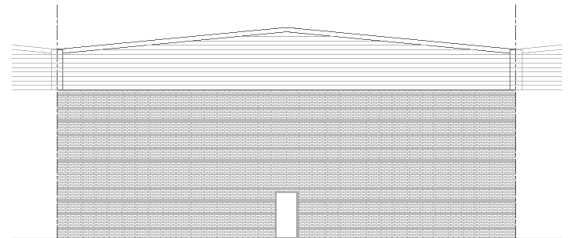
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LONG SECTION

PLAN APPROVED
Planning Ref: -/-/-/-
Building Regulations Ref: -

SCALE 1:100 (A=3)
0 100 200 300 400 500 600 700 800 900 1000

All work to comply with current Building Regulations and relevant codes of practice.
All dimensions, levels and construction details to be checked and certified on site by the builder before commencement of work.
No dimensions to be scaled.
SCOPE OF DRAWING
This drawing has been prepared for the purposes of making Planning & Building Control Applications only and is NOT intended to indicate complete construction details.
It is the CLIENT'S RESPONSIBILITY for obtaining an agreement with the owners of any adjoining property under the PARTY WALL ACT 1996. (Details available from your local authority)

DATE	REVISION	REV
Mar 2026	ISSUED FOR DISCUSSION & APPROVAL BY CLIENT	A

CLIENT TSH Real Estate Investments Ltd The Cabins, Aylesford Lakes, Rochester Road, Aylesford Kent ME20 7DN	
TITLE Existing plans & elevations at Unit 4, Courtenay Road Gillingham Kent, ME8 0RT	
EXISTING PLANS & ELEVATIONS KENTED DRAUGHTING SERVICES (ARCHITECTURAL DIVISION) 100% QUALITY ASSURED 100% CLIENT SATISFACTION 100% COMPLIANCE WITH ALL BUILDING REGULATIONS	
DRAWN: JT KDS CHECKED: - SHEET SIZE: A1 SCALE: 1:100 (A=3) DATE: March 2026	8000-P-02 A



KEY

Extents of Unit 4

Vehicular access to Unit 4

All work to comply with current Building Regulations and to be in accordance of practice. All dimensions, levels and construction details to be checked and cleared on site by the builder before

Common format of work.
No dimensions to be scaled.

SCOPE OF DRAWING

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It is the CLIENTS BE SPONSORING for children in some of the poorest of our nation's cities.

the PARTY WALL ACT 1991, (details available from your local authority)

		C
		B
Mar 2026	ISSUED FOR DISCUSSION & APPROVAL BY CLIENT	A
DATE	REVISION	REV

The Cabins, Ayrfield Lakes,
Rochester Road, Ayrfield
Kent ME20 7DX

price
Existing the plan at
Unit 4, Courtenay Road
Gillingham
Kent ME14 0BT

EXISTING SITE PLAN

KENTEC DRAUGHTING SERVICES
(ARCHITECTURAL DIVISION)
12 HUNTER STREET
SUITE 100
TORONTO, ONT. M5G 1S7
TEL: (416) 593-1131
FAX: (416) 593-1132
E-MAIL: INFO@KENTEC.DRAUGHTING.COM

DRAWN:	JTH/OS	 Copyright © this drawing is owned by Kvaerner Design Limited. It is not to be copied or reproduced without the prior written permission of Kvaerner Design Limited.
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DRAWN SIZE:	A1	
SCALE:	1:500 as A1	
DATE:	March 2008	
DRAWING NO:		Sheet 1 of 2 Issues
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