



Commercial Property

Duncan Road, Gillingham, Kent, ME7 4LA

£30,000

EPC Rating:

Duncan Road, Gillingham, Kent, ME7 4LA

£30,000

## Description

We are pleased to offer this prominent corner building in the heart of Gillingham to rent and would suit various office, medical or health users (subject to any necessary planning consents) Located on the corner of Duncan Road and Gillingham Road within walking distance to the Railway Station and Town Centre and opposite Gillingham Bus Station makes this property situated in a very central position. Previously used as therapy rooms, a dentists and a doctors surgery, the ground and first floor are made up of various offices/rooms with kitchen and WCs on each floor. The second floor is currently stripped out. This property benefits from parking spaces to the front with a courtyard that could provide further parking spaces for staff if needed.

Accommodation:

Floor plans to follow

Total Approximate Area

Lease: A new lease on terms to be agreed.

Rent: £30,000 per annum exclusive of rates, insurance and service charge.

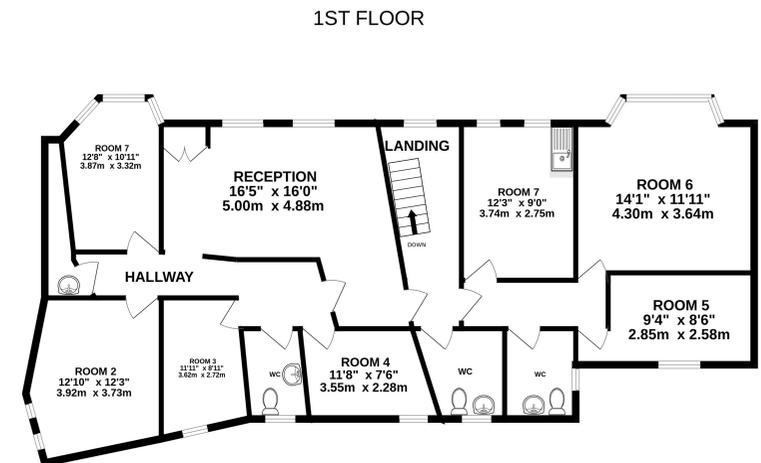
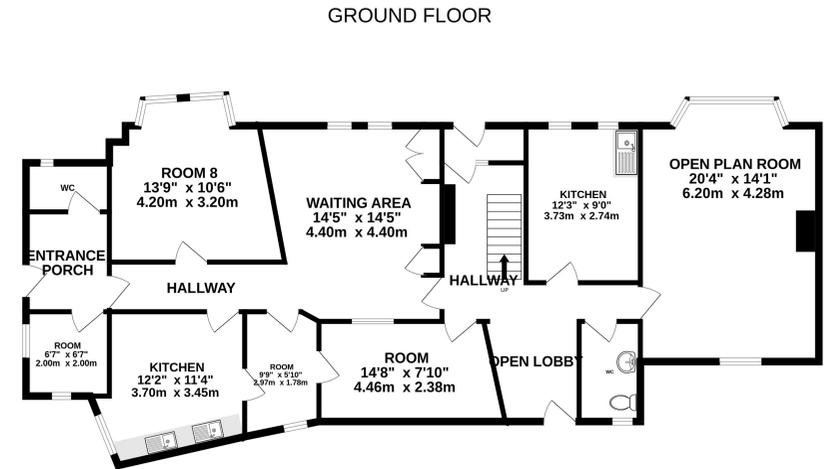
Deposit: 3 months rent deposit will be required.

Rates: Any interested party should check with Medway Council Rates department in respect of the rates payable.

Legal Costs: The incoming tenant to be responsible for their own legal costs.

## Key Features

- Prominent Corner Building
- Close to the Town Centre & Railway Station
- Private Parking
- Would suit various uses (STP)



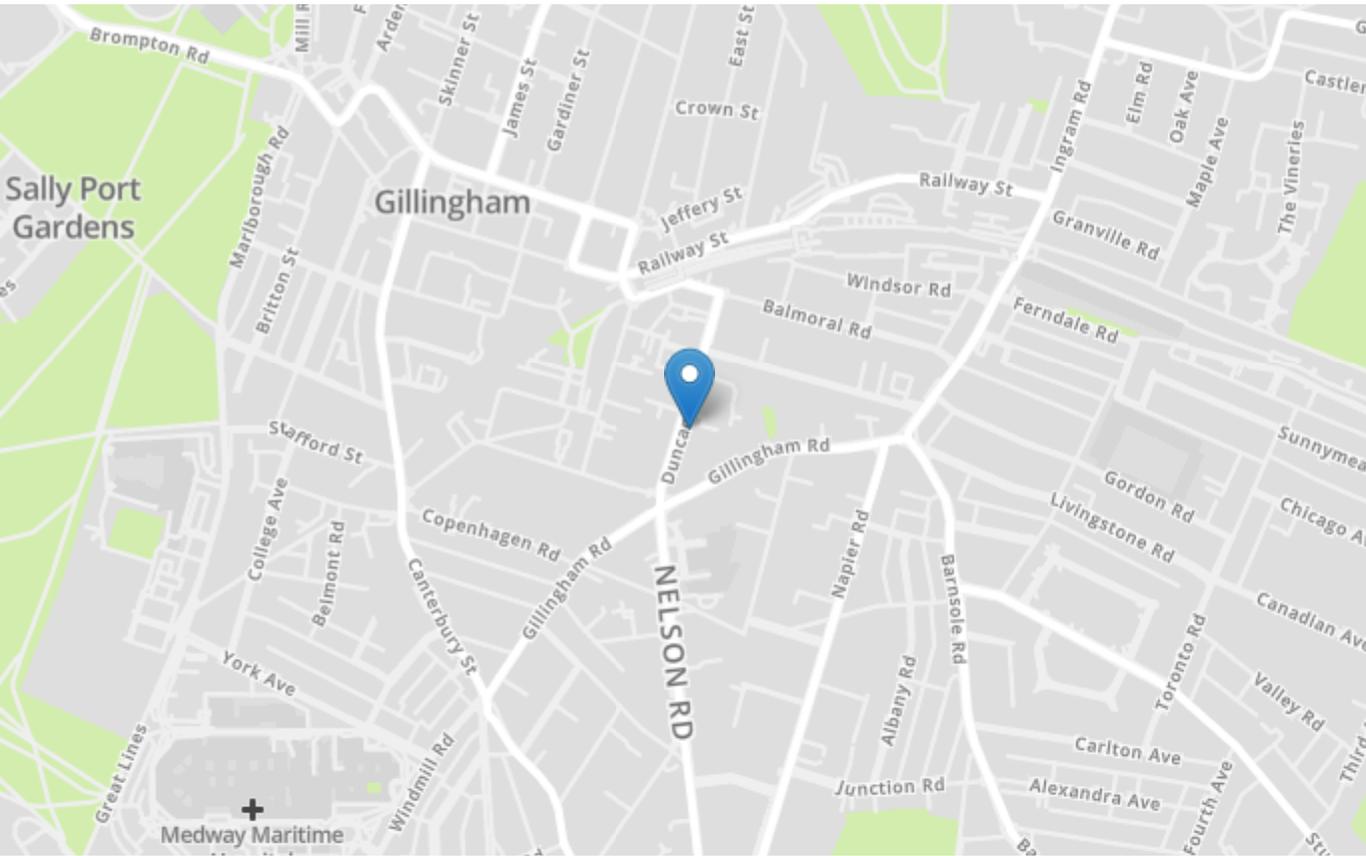
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Property Location

Duncan Road, Gillingham, Kent, ME7 4LA



**Tenure**

**Lease Term**

**Ground Rent**

**Service Charge**

**Local Authority**

**Council Tax**

### Greyfox Walderslade

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### Greyfox Rainham

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#### Agent Notes

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