

22, 23 & 24

LORDSWOOD INDUSTRIAL ESTATE

REVENGE ROAD, LORDSWOOD, CHATHAM, KENT ME5 8UD



TO LET

TRADE / WAREHOUSE / INDUSTRIAL UNITS

4,600 – 13,856 SQ FT (427.3 – 1,287.2 SQ M) AVAILABLE INDIVIDUALLY OR COMBINED

LOCATION

The units form part of the Lordswood Industrial Estate, a development located approximately 4 miles south of Chatham town centre and 4 miles north from the County town of Maidstone.

There is excellent access via the Walderslade Woods Road to the A229 trunk road and Junction 3 of the M2 motorway. From here the M20 (J6) motorway is also easily accessible. The M25 Dartford Crossing and Channel Ports/Tunnel are also accessible.



POSTCODE: ME5 8UD



APPROXIMATE DISTANCES:

M2 Motorway (J3)	2 miles
M20 Motorway (J6)	4 miles
Chatham	4 miles
Dartford Crossing	24 miles
Central London	31 miles
Folkestone	41 miles
Dover	46 miles

Source: Google Maps



Google Maps



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DESCRIPTION

Three adjoining industrial/warehouse units.
Salient features for each unit include:



Goods loading door



Separate personnel door



5.5 metre eaves height



3 phase electricity supply



Male & female WCs



Allocated car parking &
forecourt loading area



ACCOMMODATION

Unit	Sq Ft	Sq M
22	4,600	427.3
23	4,600	427.3
24	4,656	432.5
Total (GIA)	13,856	1,287.2



[VIEW PHOTO GALLERY HERE](#)



LEASE

An assignment of each of the existing leases expiring June 2029. This can be individually or combined.

Alternatively, a new longer term may be available by negotiation at a rent to be agreed.

RENT

£56,168 per annum exclusive per unit

VAT

We understand the property is elected for VAT.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

Units 22 & 23	£85,500
Unit 24	£42,250

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 to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

Unit 22	Awaited	
Unit 23	Band C (68)	Valid until 26/10/2025
Unit 24	Band D (91)	Valid until 02/02/2033



For further information please contact:



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23-24 LORDSWOOD INDUSTRIAL ESTATE

REVENGE ROAD, CHATHAM

SUBJECT TO CONTRACT

UNIT NO.	AREA		RENT	STATUS
	SQ. FT.	M ²		
23 Lordswood	4,600	427.3	£56,168 per annum	AVAILABLE
24 Lordswood	4,656	432.5	£56,168 per annum	UNDER OFFER

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this will be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Kevin Dempster on 01634 668000 or email kevindempster@watsonday.com or the joint agents Manhire 07928 525 964.