



WORKSHOP UNITS WITH SMART OFFICES AND SECURE YARD

Workshop and Store: 2,924 sqft (271.4 sqm)
Office: 606 sqft (56.3 sqm)

TO RENT

**UNIT Z4, NEWINGTON INDUSTRIAL ESTATE, LONDON ROAD,
NEWINGTON, SITTINGBOURNE ME9 7NU**

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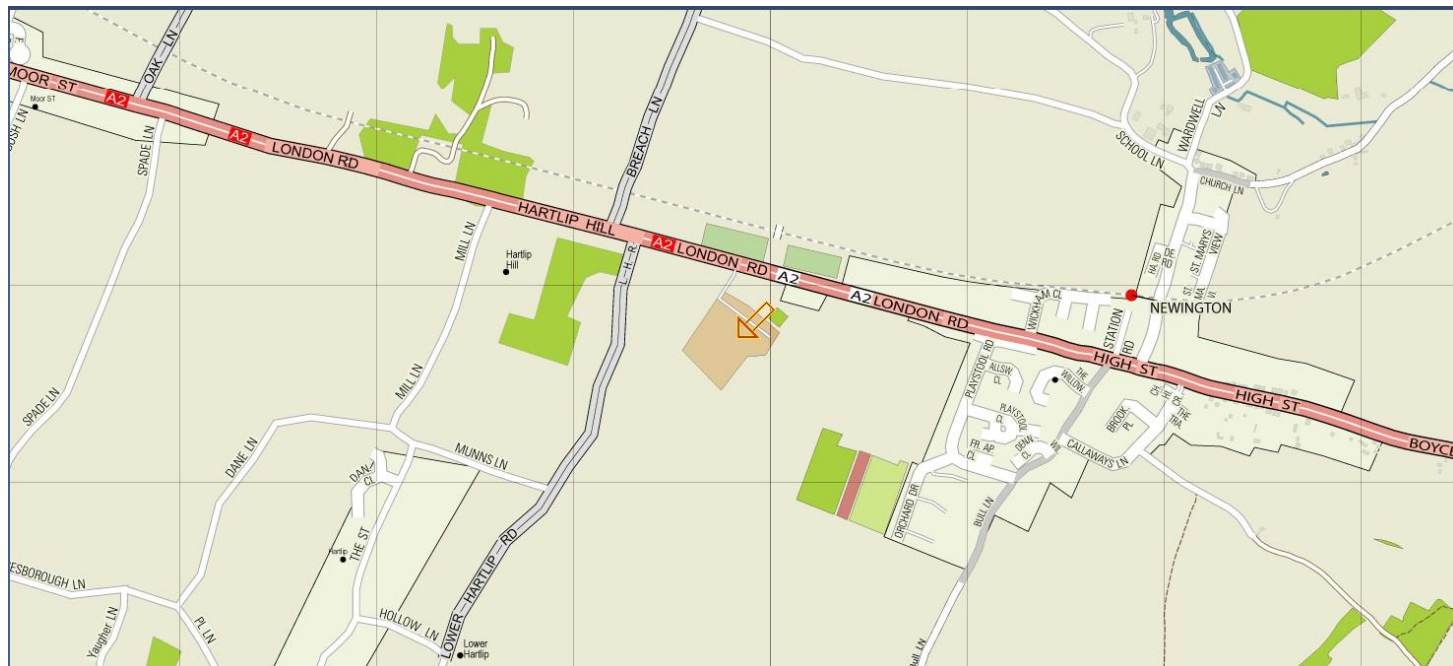
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The unit is situated on the Newington Industrial Estate which is located on the southern side of the A2 approx. 3.4 miles (5.5km) to the west of Sittingbourne and approx. 2 miles (3km) to the east of Rainham.

The Estate has good access to the A249 Maidstone - Sheerness road being approx. 2 miles (3km) to the east and 4.25 miles (6.85km) from Jct 5 M2.



DESCRIPTION:

The site comprises a series of steel frame workshop units together with a substantial lock up storage unit and very modern offices over, plus a large yard contained in a secure concrete surfaced compound. The unit has a gantry crane SWL 2t.

There are shared male and female WC facilities in a separate wc block nearby on the estate.

ACCOMMODATION:

All areas gross internal and approximate.

Ground Floor:

Workshops:	2,290 sq ft	(212.6 sq m)
Secure store:	634 sq ft	(58.8 sq m)
First Floor self contained office:	<u>606 sq ft</u>	(<u>56.3 sq m</u>)

TOTAL: **3,528 sq ft** **(327.7 sq m)**

Yard: (approx) **3,750 sqft** **(350.0 sq m)**

SERVICES:

The unit has mains three phase electricity, water and drainage.

There are shared male and female WC facilities in a separate wc block nearby on the estate.

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ESTATE MANAGEMENT CONTRIBUTION:

A contribution equal to 3% of the rent (minimum £75.00 per calendar month) is charged to cover the structure and exterior of the building and the maintenance and repair of the common estate areas.

TERMS:

A new standard estate lease is available for a 3 year term to be agreed on tenants' internal repairing terms. Whilst the landlord will be willing to renew to a good tenant, the lease does not have security of tenure.

RENT:

£30,000 per annum.

VAT:

VAT is payable in addition on both the rent and Estate Management Contribution.

PLANNING & BUILDING REGULATIONS:

The previous use was as a depot for a road sweepng contractor and before that as a steel fabrication workshop. It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

The landlord is reluctant to allow motor trade related uses.

BUSINESS RATES:

We are not aware of the rating assessment at present and the site may need to be reassessed.

Description:	Store and Premises
Rateable Value:	£14,750
UBR in £:	49.9p
Rates Payable 2021-22:	£7,360.25

EPC:

There are two Energy Performance Asset Ratings for this property is 60 (C).being Band C (60) and Band C (67).

The EPC's for this property can be downloaded from Harrisons website.

LEGAL COSTS:

Each party to be responsible for their own legal costs (if applicable).

TO REGISTER INTEREST PLEASE CONTACT:

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jwilton@harrisons.property

Ref: 16/01/24 / SP / 3809

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