



INDUSTRIAL PREMISES

TO LET



Key Benefits

3 Phase power
Ample parking
Male and female WCs
6.6m eaves height
Good natural light
M2 junction 1 – 2 miles

MODERN INDUSTRIAL / WAREHOUSE UNIT ON AN ESTABLISHED ESTATE

UNIT B2 KNIGHTS PARK, KNIGHT ROAD, STROOD, ROCHESTER, KENT ME2 2LS

10,818 sq ft (1,005 sq m)

For further information contact:

Tom Booker

 $\pmb{\mathsf{E}}: tom.booker@altusgroup.com$

T: 07584 237141

Chris Birch

E: chris.birch@altusgroup.com

T: 07976 681951

@Altus_Group_UK

www.altusgroup.com/property



Offices at:

OFFICE / INDUSTRIAL PREMISES



UNIT B2 KNIGHTS PARK, KNIGHT ROAD, STROOD, ROCHESTER, KENT ME2 2LS

LOCATION

The property is located on the Knights Park industrial / office development which is situated off the southern section of Knights Road approximately 1 mile to the south west of Strood town centre and 2 miles from junction 1 of the M2 which provides good links to the national motorway network and London.



DESCRIPTION

The property comprises a semi-detached warehouse unit of steel construction with part brick / blockwork elevations under a lined profile metal sheet roof incorporating translucent roof lights. There is a single level loading door to the front accessed off the front yard.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M²
Ground Floor	10,818	1,005
TOTAL	10,818	1,005

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

RATES

From our inspection of the Valuation Office Agency website we understand that the Rateable Value as of 1st April 2017 is currently £60,500. Interested parties are advised to contact Medway Council for confirmation of actual rates payable.

VAT

Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – E109.

Chartered Surveyors

MISREPRESENTATION ACT Altus Group (UK) Limited trading as Altus Group for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contractive; (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy; (3) no employee of Altus Group has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.