



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:

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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.



ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
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.

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.

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Chartered Surveyors