

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY****TO LET**

## UNIT 2, KINGSNORTH INDUSTRIAL ESTATE, HOO, ROCHESTER, KENT ME3 9ND

### WAREHOUSE UNIT OF 5,848 SQ FT

- CHEAP STORAGE SPACE
- 2 STOREY BRICK BUILT WAREHOUSE
- FLUORESCENT LIGHTING
- SINGLE PHASE POWER
- SLIDING LOADING DOORS
- GOOD ACCESS TO M2 AND M25

### LOCATION

Kingsnorth Industrial Estate is located on the northern outskirts of the Medway Towns immediately adjacent to the Kingsnorth Power Station. The site benefits from fast and convenient access to the motorway network by the dualled A228 and A289 connecting the site to the M2 at Junction 1 approximately 5 miles. The M25 can be reached within 15 minutes.

### DESCRIPTION

The Estate is in close proximity to Kingsnorth Power Station and is suitable for a wide range of warehouse distribution and general industrial uses. The unit comprises a two storey victorian warehouse that offers basic storage facilities with ground floor being 2.46m and first floor 4.4m high. The unit has timber floors and loading doors to both floors.

**WELL PLACED****PROPERTY ADVISORS**

## UNIT 2, KINGSNORTH INDUSTRIAL ESTATE, HOO, ROCHESTER, KENT ME3 9ND

### WAREHOUSE UNIT OF 5,848 SQ FT

#### ACCOMMODATION

FLOOR	SQ FT	SQ M
<b>UNIT 2</b>		
Warehouse – Ground Floor	2,590	240.61
Warehouse – First Floor	3,258	302.68
<b>TOTAL</b>	<b>5,848</b>	<b>543.29</b>

#### TERMS

Available to let for a term to be agreed with the landlord. Rent £22,000 per annum exclusive.

#### RATEABLE VALUE

The Rateable Value is £13,750. Interested parties are advised to verify exact rates payable with Medway Council.

#### SERVICE CHARGE

Service charge is payable for maintenance of common parts.

#### VAT

All rents and service charges are subject to VAT at the prevailing rate.

#### PLANNING

Interested parties are recommended to make their own enquiries to the local authority. Enquiries should be addressed to the duty planning office at Medway Council.



#### ENERGY PERFORMANCE CERTIFICATE

Unit 2                      0691-2425-7330-2100-4303                      E-111

#### LEGAL COSTS

Each party to pay their own legal costs.

#### VIEWING

Strictly by prior appointment through sole agents Glenny LLP.

## CONTACT

For further details on these and many other available properties please contact:



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