

TO LET

11F HOO INDUSTRIAL ESTATE, VICARAGE LANE, HOO,
ROCHESTER, KENT, ME3 9LB

INDUSTRIAL / WAREHOUSE UNIT
WITH SEPARATE DETACHED YARD AREA
5,849 Sq Ft (543.37 Sq M)

- 4.2m rising to 5.8m at apex of roof
- Translucent roof lights & LED lighting
- 3 phase power
- Male & Female WCs
- Separate detached yard area

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

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Location

The Hoo Industrial Estate is situated at the southern end of Vicarage Lane in Hoo St Werburgh, off the Ratcliffe Highway, A228. The A228 and A289 provide access to Junction 1 of the M2 motorway, approximately 7-8 miles to the South East.

For location click line or copy & paste to your browser <https://w3w.co/leaned.outfit.vocab>



Description

- * Concrete portal frame
- * 4.2m rising to 5.8m at apex of roof
- * Translucent roof lights
- * LED lighting
- * 3 phase power
- * Male & Female WCs
- * Separate detached yard area

Accommodation

Gross internal floor areas:-

	Sq Ft	Sq M
Ground Floor Workshop	5,849	543.37
Yard area	3,821	354.97

Terms

A new lease is available for a term to be agreed on a full repairing and insuring basis.

Rent

£47,500 per annum exclusive

VAT

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

Rateable Value £39,000

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Energy Performance Certificate

Band D (80). Valid until 03/02/2033.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the sole agents:-

WATSON DAY
Tel: 01634 668000

Ian Gutteridge FRICS
iangutteridge@watsonday.com



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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