

NURSERY UNITS, WREN INDUSTRIAL ESTATE, PARKWOOD, MAIDSTONE, KENT ME15 9YT



**NURSERY WORKSHOP/STORAGE/
OFFICE UNITS
297 SQ. FT. (27.5 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The units form part of the Wren Industrial Estate at Parkwood, and enjoys good access to both Junctions 7 and 8 of the M20 Motorway. This in turn provides rapid communications to the Channel ports to the east and to the M25 and London to the west. Maidstone town centre is located a short distance to the north west of the estate.

DESCRIPTION

The property is of brick construction and is arranged as 8 nursery units over ground and first floors. Salient features include:-

- Each unit has own front door
- Power & lighting together with a sink unit
- WC facilities on the first floor
- Allocated parking immediately in front of the building

ACCOMMODATION

The accommodation and the approximate gross internal floor areas are as follows:-

Floor	Unit No.	Size	Car Space
Grd	3	297 sq. ft. (27.5 m ²)	1
Grd	4	297 sq. ft. (27.5 m ²)	1
1 st	5	297 sq. ft. (27.5 m ²)	1
1 st	8	297 sq. ft. (27.5 m ²)	1

TERMS

The units are available on new internal and repairing leases for a term of 3 years incorporating annual breaks.

RENT

£410 plus VAT per calendar month per unit. Rent is inclusive of service charge and buildings insurance.

LOCATION PLAN



BUSINESS RATES

According to the Valuation Office Agency website the current Rateable Values for 2018/19 are:-

Unit 3	RV £3,200	Unit 5	RV £2,125
Unit 4	RV £3,200	Unit 8	RV £2,075

Eligible companies can apply for small business rate relief potentially reducing the rates payable to zero. Interested parties should contact the Business Rates Department of Maidstone Borough Council on 01622 602000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The units have been rated as follows:-

Unit 3	Band E (124)	Unit 5	Band E (110)
Unit 4	Band E (113)	Unit 8	Band D (100)

Energy Performance Certificates are available to view upon request.

VIEWING

Strictly by appointment via the sole agents:-

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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