

**2 AMBLEY GREEN, GILLINGHAM BUSINESS PARK,  
GILLINGHAM, KENT ME8 0NJ  
OF INTEREST TO INVESTORS & OWNER OCCUPIERS**

**PRICE REDUCED**

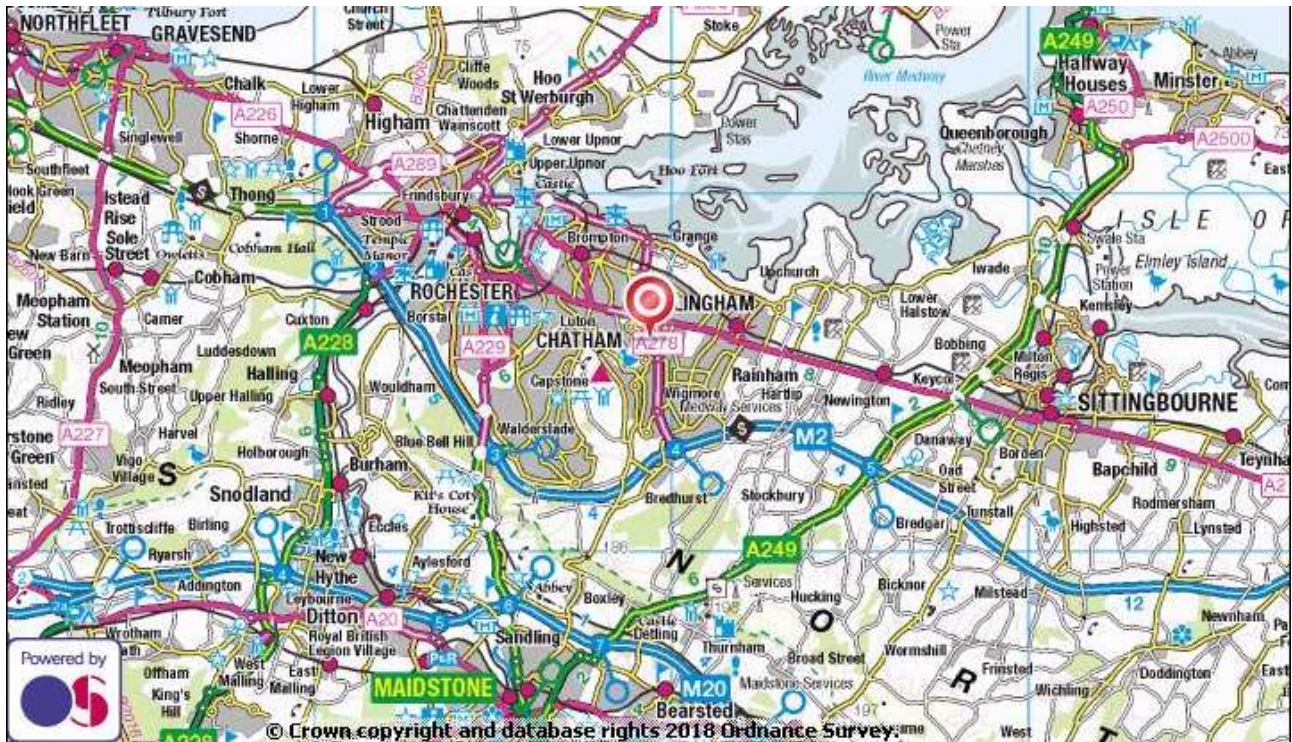


**FOR SALE (long leasehold)  
DETACHED SELF-CONTAINED OFFICE/BUSINESS UNIT  
10,175 SQ. FT. (945.3 M<sup>2</sup>)  
PLUS EXCELLENT PARKING**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION:



Gillingham Business Park is one of the most popular business locations in North Kent, immediately adjacent to the A2 and the A278 dual-carriageway which gives direct access to the M2 motorway (Jct 4) about 2.5 miles distant. The M2 gives fast access to the national motorway network via the M25 and to the Channel Tunnel and Ports.

The Business Park provides a carefully managed and secure business environment of over 100 acres and is home to a wide variety of office, technology, industrial and warehouse occupiers

## DESCRIPTION:

Ambley Green is a modern courtyard development of two storey business units surrounded by woodland landscaping and at the heart of Gillingham Business Park.

Unit 2 is a detached self-contained unit and provides flexible accommodation suitable for either full office use or a combined arrangement of offices at first floor with production/storage/offices at ground floor. The following amenities are available

- Striking double height reception area with galleried first floor landing
- Gas fired central heating
- Suspended ceilings
- Solar tinted double glazing
- Ample toilet, kitchen and shower facilities
- Automatic passenger lift
- Double door goods access
- 45 car parking spaces

## 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



**ACCOMMODATION:** (All dimensions are net lettable)

|                     |                     |                       |                              |
|---------------------|---------------------|-----------------------|------------------------------|
| <u>Ground Floor</u> | Offices/R&D/Storage | 4,268 sq. ft.         | (396.5 m <sup>2</sup> )      |
| <u>First Floor</u>  | Offices             | <u>5,907 sq. ft.</u>  | <u>(548.8 m<sup>2</sup>)</u> |
|                     | <b>Total:</b>       | <b>10,175 sq. ft.</b> | <b>(945.3 m<sup>2</sup>)</b> |

Separate Male & Female WCs on both floors

**TENURE** The property is held on a long leasehold basis for a term expiring June 2130 (approx. 112 yrs unexpired)

A ground rent is payable equivalent to 8.5% of rents **received** under any occupational lease (or rental value if owner occupied).

VENDOR'S NOTE – the Freehold interest is not available to purchase

**PRICE** £975,000 for the long leasehold interest subject to the existing lease. We are advised that VAT is applicable.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

**SERVICE CHARGE** An estate service charge is payable as a contribution towards the upkeep and maintenance of the common parts of Gillingham Business park

**BUSINESS RATES** RV £102,000. Rates payable 2017/18 £48,858

**LEGAL COSTS** Both parties to bear their own costs.

**EPC** The property has been rated Band D (77) and expires on 08.12.29. An Energy Performance Certificate is available upon request.

**VIEWING & FURTHER INFORMATION:**

Strictly by appointment only through the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**Ian Gutteridge**

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