



**\*\* Close to Morrisons Superstore and Strood Town Centre \*\***

**UNIT E1 KNIGHTS PARK  
KNIGHT ROAD  
STROOD  
KENT ME2 2LS**

**\*\* Quick Access to Junction 2, M2 \*\***



**WELL PRESENTED OFFICE/BUSINESS UNIT  
2,056 SQ. FT. (191 M<sup>2</sup>)  
PLUS 6 CAR PARKING SPACES  
  
FOR SALE (MAY LET)**



**01634 668000  
watsonday.com**

## LOCATION

The premises form part of the Knights Park development, situated on the north western side of Knight Road, in an established commercial area, a short distance from Strood town centre and with access to Junction 2 of the M2 Motorway via the A228.

## DESCRIPTION

Well presented end of terraced, two storey office business unit with ground floor storage, production or display and first floor offices. Salient features:-

- Traditional brick construction beneath concrete tiled roof
- Sectional loading door access to ground floor – good working height
- First floor open plan together with 4 partitioned offices – good natural light
- Suspended ceilings to office areas
- Separate male and female WCs
- Staff kitchen area
- Gas fired heating
- Air conditioning unit to first floor offices and part rear ground floor (not tested)
- Double glazing to first floor

## ACCOMMODATION

The approximate gross internal dimensions area as follows:-

### Ground Floor

Offices/storage 1,029 sq. ft. (95.6 m<sup>2</sup>)

### First Floor

Offices (partition) 1,027 sq. ft. (95.4 m<sup>2</sup>)

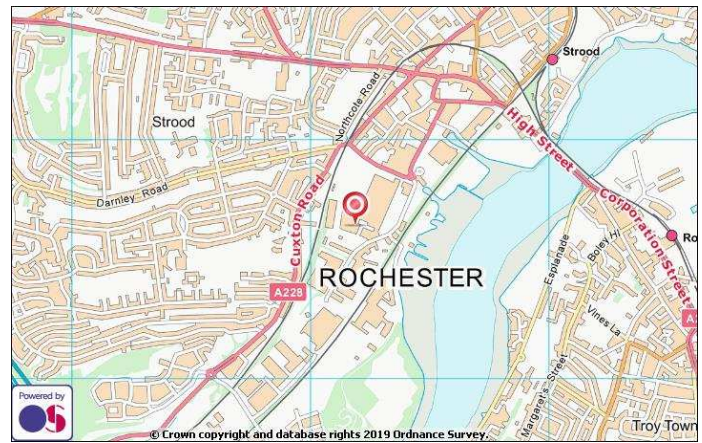
**Total 2,056 sq. ft. (191.0 m<sup>2</sup>)**

## PURCHASE PRICE

£285,000 for the freehold interest.

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.

## LOCATION PLAN



## LEASE

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

## RENT

£19,950 per annum exclusive.

## VAT

We are advised the property is elected for VAT and therefore VAT will be payable.

## SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

## LEGAL COSTS

Both parties' legal costs are to be borne by the ingoing tenant.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £9,900.

## EPC

TBC.

## VIEWING

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**

**01634 668000**

**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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