



K4 TEMPLE COURT, KNIGHT ROAD STROOD, KENT ME2 2LT



**MODERN 2 STOREY BUSINESS UNIT
2,308 SQ. FT. (215 M²)
PLUS 12 CAR PARKING SPACES**

TO LET

WATSON DAY
CHARTERED SURVEYORS

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

The unit comprises an end of terraced 2 storey business unit. Salient features:-

- Ground floor storage/production
- First floor offices with suspended ceilings and carpets
- Male & female WCs
- Gas fired heating
- 12 car parking spaces

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor

Storage/production 1,169 sq. ft. (108 m²)

First Floor

Offices 1,148 sq. ft. (107 m²)

Total 2,308 sq. ft. (215 m²)

LEASE

A new full repairing and insuring lease for a term to be agreed.

RENT

£21,950 per annum exclusive.

VAT

We are advised by our client that the property is elected for VAT and therefore VAT will be payable.

LOCATION PLAN



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

We understand from the VOA website that the current entry in the Rating List is Rateable Value £12,500.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (75) and expires on 09.12.29. An Energy Performance Certificate is available on request.

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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