

**9 LORDSWOOD INDUSTRIAL ESTATE, REVENGE ROAD,
LORDSWOOD, CHATHAM, KENT ME5 8UD**



**INDUSTRIAL/WAREHOUSE UNIT
WITH OFFICES & GENEROUS PARKING
5,311 SQ. FT. (493 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The unit forms part of the Lordswood Industrial Estate, a development located approximately 4 miles south of Chatham town centre and 4 miles north from the County town of Maidstone. There is excellent access via the Walderslade Woods Road to the A229 trunk road and Junction 3 of the M2 motorway. From here the M20 (J6) motorway is also easily accessible. The M25 Dartford Crossing and Channel Ports/Tunnel are also accessible.

DESCRIPTION

The unit comprises a prominent end terraced trade/warehouse unit. Salient features:-

- Goods loading door
- Separate personnel door
- 5.5 metre eaves height
- Dedicated offices
- 3 phase electricity & gas supply
- Male & female WC facilities
- Good allocated car parking provision

ACCOMMODATION

Industrial/warehouse	3,433 sq. ft.	(319 m ²)
Ground floor offices	939 sq. ft.	(87 m ²)
First floor offices	939 sq. ft.	(87 m ²)
Total	5,311 sq. ft.	(493 m²)

LEASE

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

RENT

£51,000 per annum exclusive.



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 £35,500.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (77). An Energy Performance Certificate is available upon 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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