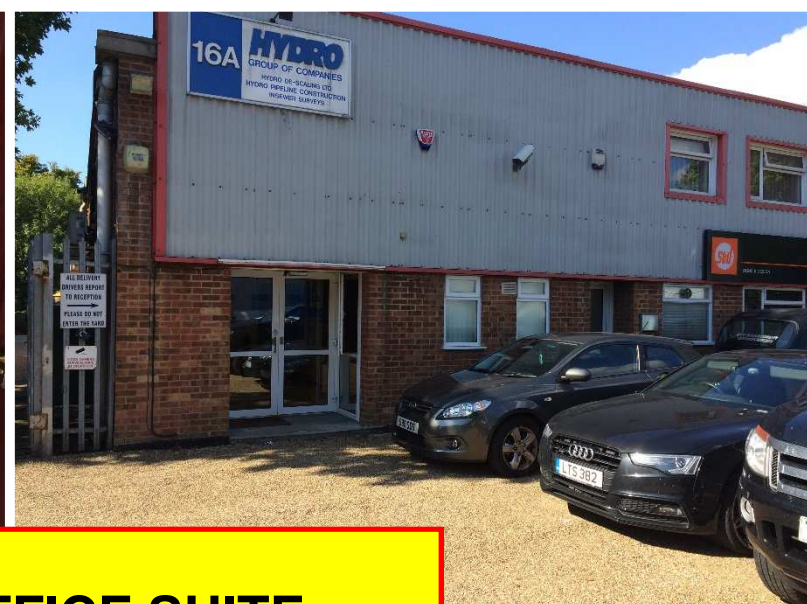
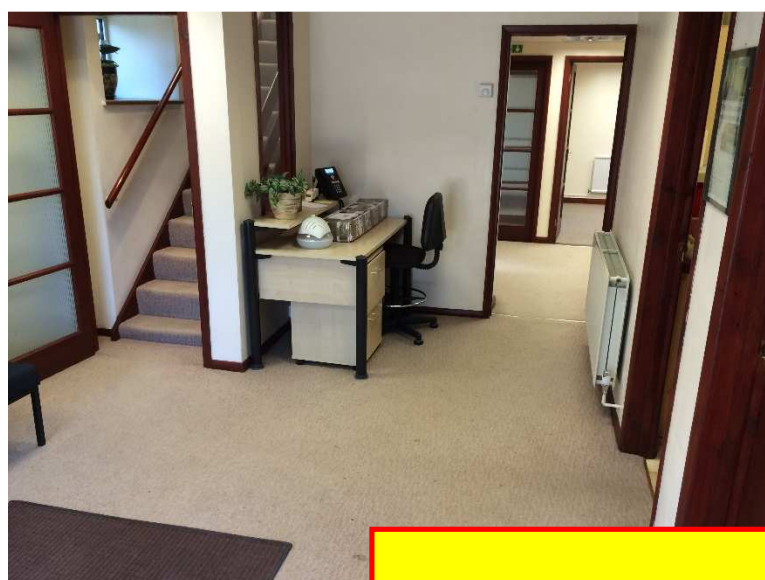
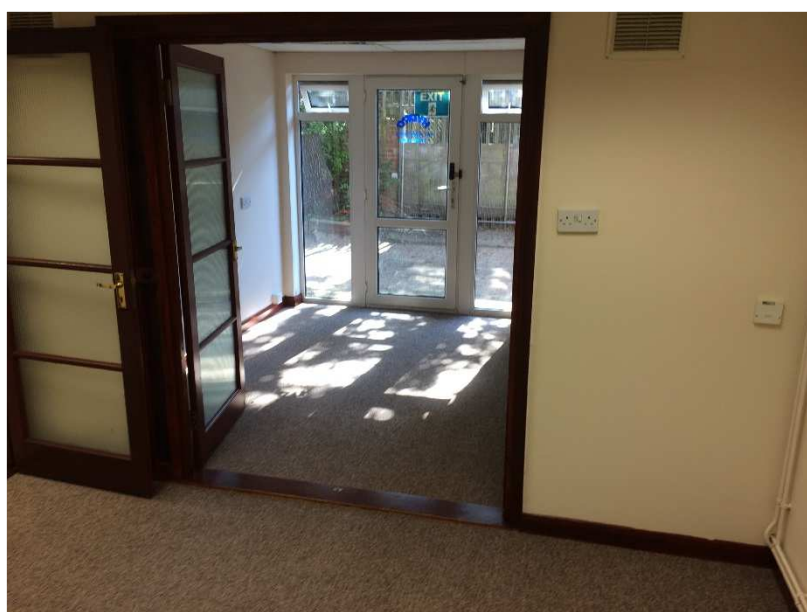


**16A REVENGE ROAD, LORDSWOOD,
CHATHAM, KENT ME5 8UD**



SMALL OFFICE SUITE

360 SQ.FT. (33.4 M²)

**TO LET
FLEXIBLE TERMS**

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The accommodation forms part of a prominent building fronting Revenge Road, the main 'spine' road within Lordswood Industrial Estate, which itself is 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

A small ground floor office suite. Salient features include the following:-

- Attractive shared entrance leading to a reception lobby
- Kitchen and male & female WCs
- Two well appointed offices benefitting from fresh decorations, carpeting, suspended ceilings with recessed Cat 2 lighting & gas fired heating
- Single allocated car parking space
- On street parking is also available to the front
- The main entrance lobby, kitchen & WCs will be shared with the landlord (who occupies the 1st floor of the building) and will be maintained by the landlord along with the exterior of the property

ACCOMMODATION (net lettable areas)

Ground Floor

Shared entrance lobby, kitchen, male & female WCs

Entrance/reception office	119 sq. ft.	(11.08 m ²)
Office 1	131 sq. ft.	(12.19 m ²)
Office 2	110 sq. ft.	(10.19 m ²)
	360 sq. ft.	(33.46 m²)

Outside

Single allocated parking space plus on-street parking



TERMS

The suite is available to let on an **ALL INCLUSIVE** basis to include Business Rates; Heating; Electricity; Cleaning of common areas – reception entrance, WCs & kitchen; External maintenance; Buildings Insurance.

A new flexible lease is to be granted for a term of 3 years to incorporate a rolling tenant break that can be operated at any time after the 1st year of the term upon a minimum of 3 months prior notice. **NO LONG TERM COMMITMENT.**

RENT

£575 per calendar month.

VAT

VAT will be payable in addition at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (81). A copy of the 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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