

G1 KNIGHTS PARK, KNIGHT ROAD, STROOD, ROCHESTER, KENT ME2 2LS



**END TERRACED INDUSTRIAL/WAREHOUSE UNIT
8,043 SQ. FT. (747 M²)
PLUS MEZZANINE FLOORS (BY NEGOTIATION)**

TO LET/FOR SALE

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 a terraced industrial/warehouse unit. Salient features:-

- Up & over goods loading door
- 7.4 metre eaves height. 6 metre to haunch
- All mains services including gas & 3 phase power
- 1st floor offices
- Separate male & female WCs
- Dedicated car parking

ACCOMMODATION

Ground Floor	7,258 sq. ft.	(674 m ²)
First Floor Offices	785 sq. ft.	(73 m ²)
Total	8,043 sq. ft.	(747 m²)
Two mezzanines	1,545 sq. ft.	(143 m ²)

LEASE

A new full repairing and insuring lease for a term to be agreed is available from January 2020.

RENT

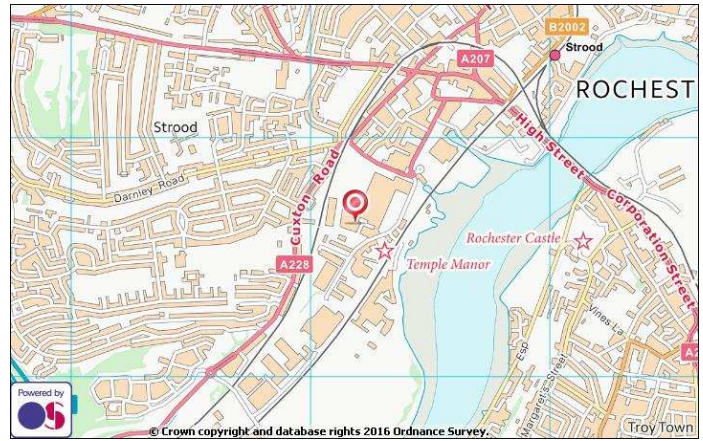
£72,500 per annum exclusive.

PURCHASE PRICE

£960,000 for a leasehold interest for a term of 950 years from 22/1/2004 expiring 22/1/2954. Rent one peppercorn (if demanded).

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



VAT

We are advised by our client that 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.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £46,000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (71). 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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