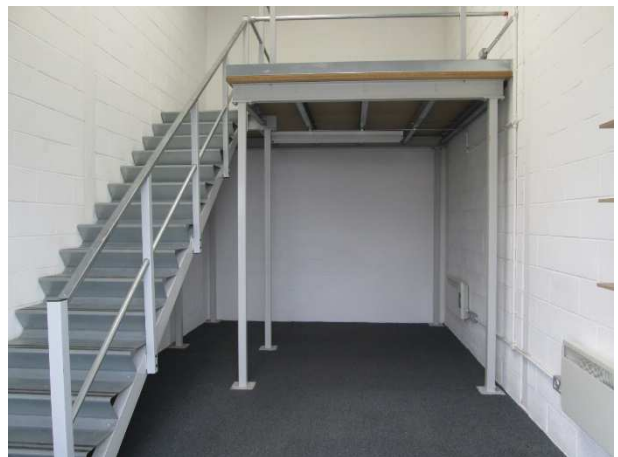


37 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT ME2 2BF



**MODERN FLEXIBLE UNIT
428 SQ. FT. (40 M²)**

TO LET

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 estate comprises 51 units constructed in 3 blocks. Salient features are as follows:-

- Steel framed construction
- Profile, insulated steel cladding
- Individual loading/front door
- Flexible mezzanine floor
- GRP translucent roof lights
- 24/7 access
- CCTV & security barrier
- Maintained toilet & kitchen blocks
- Allocated parking
- Good access to J2, M2 and the Medway towns

ACCOMMODATION

See Schedule below.

LEASE

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

RENT

£700 per calendar month exclusive

VAT

Rent will be subject to VAT.

SERVICE CHARGE

Included in the rent.

LOCATION PLAN



BUSINESS RATES

UNIT	DESCRIPTION	RATEABLE VALUE
37	Business Unit	£4,300

Interested parties are advised to contact Medway Council in regard to exact rates payable on 01634 306000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The unit has been rated Band D (96). The Energy Performance Certificate is available to view on request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

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



01634 668000