



G4 KNIGHTS PARK, KNIGHT ROAD, STROOD, ROCHESTER, KENT ME2 2LS



**INDUSTRIAL/WAREHOUSE UNIT
6,755 SQ. FT. (627.5 M²)
FIRST FLOOR MEZZANINE
APPROX. 4,200 SQ. FT. (390.0 M²)**

TO LET



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 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
- Substantial mezzanine over the majority of the warehouse
- 1st floor offices
- Separate male & female WCs
- Dedicated car parking

ACCOMMODATION

Ground Floor	5,882 sq. ft.	(546.4 m ²)
First Floor Offices	873 sq. ft.	(81.1 m ²)
Total	6,755 sq. ft.	(627.5 m²)
Mezzanine	Approx. 4,200 sq. ft.	(390.0 m ²)

Note adjoining Unit G3 available at 7,850 sq. ft. plus mezz to provide 14,605 sq. ft. combined plus mezzanines approx. 9,600 sq. ft.

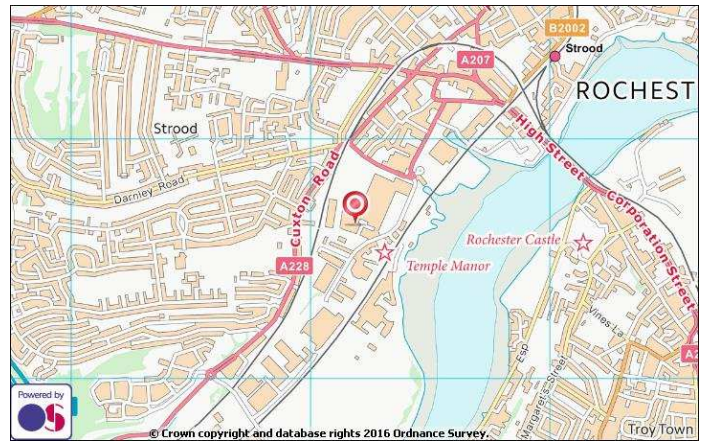
LEASE

A new full repairing and insuring lease for a term to be agreed is available from April 2021.

RENT

£61,000 per annum exclusive.

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 £37,000.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate has been commissioned.

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:

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- 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;
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